



# Report

on the revision of

## Standard Rates of Non-Agricultural Assessment in the Suburbs of Ahmedabad

(With the comments of the Consulting Surveyor, Collector  
of Ahmedabad, and Commissioner, N. D.)

BY

MR. G. B. SOPARKAR, L.C.E., F.S.I., A.M.T.P.INST. (LON.)

*Assistant Consulting Surveyor to the Government of Bombay, Ahmedabad*

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# TOWN PLANNING AND VALUATION DEPT.

No. N.A.A./AD/655 of 1930.

Giridhar Building,  
Lal Darwaja Road, Ahmedabad.  
Ahmedabad, 31st July 1930.

From

G. B. SOPARKAR, Esq., L.C.E., F.S.I., A.M.T.P. Inst. (London),  
Assistant Consulting Surveyor to the Government of Bombay ;

To

THE COLLECTOR OF AHMEDABAD,  
Ahmedabad.

## *Revision of Standard Rates of Non-agricultural assessment in Ahmedabad.*

I have the honour to submit herewith my report on the above stated subject after fresh enquiry, as directed under G. R., R. D., No. 463-B (III), dated 10th December 1929. As explained in the introduction to the report, this report is merely supplementary to my previous report, dated 31st July 1924.

2. Report is accompanied by :—

(a) A statement showing, in detail, the various proposed standard rates and the localities to which they are applicable, and

(b) A combined map of suburbs of Ahmedabad showing in different colours the different localities or zones, subject to the various proposed standard rates.

3. The data collected and scrutinized for arriving at the standard rates, is also submitted with the report in the form of various appendices.

I have the honour to be,  
Sir,  
Your most obedient servant,

G. B. SOPARKAR,  
Assistant Consulting Surveyor to Government,  
Ahmedabad.

*Accompaniments—*

List enclosed.

Through

The Consulting Surveyor to Government, Poona.



(Below No. N.A.A./A.D./655, dated 31st July 1930, from Assistant Consulting Surveyor to Government, Ahmedabad, to the Collector of Ahmedabad.)

No. A.D.-46-II.

Poona, 14th August 1930.

*Revision of N. A. assessment in Ahmedabad.*

Forwarded with compliments. Mr. Soparkar, who has an extensive knowledge of values in and about Ahmedabad, was put on deputation to prepare this valuation, and in consequence the Consulting Surveyor has not gone into the details of value.

I am unable to concur in Mr. Soparkar's views on the principles which should be applied in making deductions from market values due to the increase of value created by the introduction of a Town Planning Scheme. The proposal that the full increment should be deducted in the areas included in Jamalpur Town Planning Scheme is quite contrary to G. R., R. D., No. B. 463, dated 5th January 1928. This resolution was made after very full consideration by Government. Deductions under section 107 apply only to improvements effected *by or at the cost of the holder*. The improvements effected in the Jamalpur Town Planning Scheme were not made by, or wholly at the cost of the holders. The holders contributed only 40 per cent. of the increments and only 57 per cent. of the cost of the scheme, Government and the Municipality contributed the remaining 43 per cent. It appears to me therefore that there is no reason, either legally or equitably, why the holders should be exempted from assessment on the whole of the increase in value, and that the Government resolution before referred to meets the case perfectly equitably. With regard to the remaining schemes which are in the draft stage and not yet finally prepared, it is unknown at present what the increments will be, or what proportion of them will be contributed by owners. How therefore can any decision be come to as to what portion of the increment should be deducted? Obviously no deduction can be made under section 107 until the improvements are effected, and this will not occur until the Town Planning Scheme is sanctioned, although it is probable that the improvements contemplated have enhanced the value of the land to some extent. It is apparent therefore that in the areas of Town Planning Schemes a revised valuation for non-agricultural assessment purposes should be made shortly after a Town Planning Scheme is sanctioned, i.e., within a year or two.

With regard to the point raised in paragraph 5 of Mr. Soparkar's No. N.A.A./AD/234 dated 12th April 1929, the Remembrancer of Legal Affairs' opinion no doubt refers only to cases where the improvement is effected *by or at the cost of the holder*, and not to cases where the holder bears only a portion of the cost.

The anomaly which would arise, in accordance with the opinion of the Remembrancer of Legal Affairs, in the distinction of treatment of plots which are newly converted to non-agricultural use, and those in which the non-agricultural assessment falls due for revision, is not so great as appears at first sight. When the revisions of existing assessments fall due (in most cases in the distant future, as non-agricultural assessments which have been made on conversion have been guaranteed for long periods) the deduction due to the improvement effected is the increase in value, at that date, due to improvements effected during the currency of any previous settlement, which may, and probably will, bear no relation to the increments which accrue to-day. If the Remembrancer of Legal Affairs' opinion were acted on there would be no deduction whatever, on first conversion to non-agricultural use, on account of improvements effected. The Government Resolution before referred to, however, permits a deduction up to the amount of the incremental contribution, thus foregoing Government's legal rights, but it is of course in accordance with the dictates of equity.

The point Mr. Soparkar raises as to the effect of the area to be kept unbuilt on in Town Planning Schemes on the operation of rule 85 does not appear to be a very serious one, and is a matter of valuation and not of the principles of assessment. Where minimum areas are fixed for plots it is in order to preserve the amenity of the neighbourhood, and if there is any effect it will be reflected in the value of the plot and should be taken into account in valuation, and not by varying the principle of assessment.

T. H. G. STAMPER,  
Consulting Surveyor to Government.

To

The Collector of Ahmedabad,  
Ahmedabad.

No. L.N.D. 164.

Ahmedabad, 5th December 1930.

From

E. G. TAYLOR, Esq., I.C.S.,  
Collector of Ahmedabad ;

To

THE COMMISSIONER, N. D.

**SUBJECT.**—*Revision of Standard Rates of Non-agricultural assessment in Ahmedabad.*

I have the honour to forward herewith the report submitted by Mr. Soparkar on the above subject with appendices. It is supplementary to his previous report, dated 31st July 1924, which has been printed by Government.

2. In the supplementary report Mr. Soparkar has touched the following salient points :—

(1) Question of giving concession to recent purchasers in the market of non-agricultural land at its non-agricultural market value.

(2) Concessions in case of buildings constructed and used for residential purposes.

(3) Deduction of incremental value from the assessable value of the plots in the Town Planning areas.

(4) Special concession rates for plots in the Ellis Bridge Town Planning area situated on the Jail road and the Sarkhej road.

As regards (1) the question has been fully discussed by Mr. Garrett (please see pages 4 and 5 of the printed report). Mr. Garrett has stated that the gradual levy of increment by 25 per cent. or 50 per cent. each year or every other year should be made as it appears more logical and perfectly fair. The "increase by instalments" spreading over a period of first 20 years is suggested by Mr. Soparkar.

As regards (2) namely concession in case of buildings constructed and used for residential purposes, Mr. Soparkar proposes to levy half the amount of standard rate in the case of such buildings in view of the abolition of the Salsette concession rules. This proposal deserves to be considered in view of the fact that the built area has to be restricted to  $\frac{1}{3}$  area of the whole plot for providing better light and ventilation and sanitation in the case of residential buildings specially chawl buildings which are occupied by mill hands and poor class people.

As regards (3) namely deduction of incremental value from the assessable value of the plots in Town Planning areas :—Mr. Soparkar proposes to deduct the amount of full increment from the full market value in the case of Jamalpur Town Planning Scheme and  $\frac{1}{2}$  incremental contribution in the case of Kankaria, Ellis Bridge and Manipur Town Planning areas, whereas he proposes no deduction in the case of areas included in the City Wall Improvement Town Planning Scheme which is not yet taken in hand. As Government have passed orders in Government Resolution No. B. 463, dated 5th January 1928, Revenue Department, on the point, there appears to be no further necessity to offer any remarks on Mr. Soparkar's suggestion.

As regards (4) namely special concession rates in the case of plots within the Ellis Bridge Town Planning area situated on the Jail road and the Sarkhej road :—On the Jail road the minimum area of one plot is one acre and on the Sarkhej road the minimum area of one plot is  $\frac{1}{2}$  acre and in both cases not more than one bungalow can be erected. The occupants of plots on these two roads are clearly at a disadvantage in contrast with the occupants of plots of less than minimum areas ; because the former are compelled under the Town Planning regulations to keep a very large compound area for which they will be required to pay non-agricultural assessment at full standard rate under the present Land Revenue Rules since the cancellation of concession rates for residential buildings. In order to remove this anomaly in the case of the above occupants some sort of concession is necessary.

Your most obedient servant,

E. G. TAYLOR,  
Collector of Ahmedabad.

(Below the Collector of Ahmedabad's letter No. L.N.D. 164, dated 5th December 1930.)

No. L.N.D. 201.

Ahmedabad, Shahi Bagh 4.

21st May 1931.

REVENUE DEPARTMENT.

Submitted to Government.

Mr. Soparkar has submitted a report which can be commended for brevity and clear exposition of all the points involved.

2. Apart from the particular proposals for fixing standard rates of non-agricultural assessment under Land Revenue Rule 82 which form the main subject of this case, there are several questions of a more general nature which will require consideration.

3. The subject of non-agricultural assessment is of the highest importance. I submit that in dealing with this case Government may find it desirable to review the whole subject and to consolidate their decision in a comprehensive resolution which will serve as an authority for dealing with the subject in other cases beside that of Ahmedabad.

4. The main questions which appear to me to require consideration are the following :—

- (i) On what principle should non-agricultural assessment be calculated ;
- (ii) If it is to be calculated as prescribed in Land Revenue Rule 82 (II), on the full market value as a building site, what the percentage should be ;
- (iii) How should the zones of equal assessment be formed ;
- (iv) Whether the same rate of assessment should be levied on land used for residential purposes as of land used for industrial or commercial purposes ;
- (v) Whether the standard rate should be levied on the whole of the land within the compound of a building and not merely on the land covered with building (*vide* Land Revenue Rule 85) ;
- (vi) Whether land falling within a Town Planning area should be given any concession ;
- (vii) Whether in cases where there is an enhancement over the existing rate of non-agricultural assessment, the increase should be levied at once in full, or a concession granted ;
- (viii) Whether persons affected or the public generally should be given an opportunity of raising objections and if so in what manner.

5. My remarks on these questions are as follows :—

6. (i) The general principle of non-agricultural assessment has been fully considered in the past and is in conformity with the provisions of section 107, Land Revenue Code, which lays down that in revising assessments of land revenue regard shall be had to the value of land. Mr. Soparkar has followed this principle and I have nothing to add except that his calculations of land value are made on the best data available and may be accepted.

7. (ii) The percentage fixed in accordance with paragraph 5 of Government Resolution 144/24, Revenue Department, dated 6th July 1928, is at present 5 per cent. As the return on irredeemable Government paper is now about 5·5 per cent. the rate is a fair one and may be retained.

8. (iii) Mr. Soparkar has done his best to carry out the instructions contained in Government Resolution No. 965, dated 23rd March 1920. In the more valuable areas the zones are necessarily small. This is unavoidable and in my opinion the best possible course. There is, in theory, no reason why each number should not be separately valued and assessed on the accepted principles. It is only the great labour involved in this course which stands in the way of its adoption. I recommend that the zones proposed by Mr. Soparkar may be accepted.

9. (iv) Residential buildings :

In my No. L.N.D. 201, dated 30th August 1930, I have suggested that different treatment should be given to residential building sites. It is very important in a large City like Ahmedabad to do all that is possible to encourage movement of the population to the suburbs. Many are prepared to leave the congested areas

if they can afford to do so. They give up the convenience of nearness to their work, shopping centres, etc., in return for a more healthy and spacious home. But many cannot do this unless there is some saving in expense to make up for the time and cost of travel. I am convinced that there is a real grievance about the heavy rate of assessment which is threatened on residential buildings and strongly support the views of the Collector and Mr. Soparkar that relief is called for.

Mr. Soparkar recommends that the rate on residential buildings should be half the standard rate.

I am inclined to prefer a concession similar to the Salsette concession. I would suggest that the full standard rate may be charged on the built area and one-fifth standard rate on the compound. This method would have the advantage of encouraging the keeping of spacious compounds. These rates would be about double those conceded by the Salsette rules.

10. (v) Compound rate :

As regards residential buildings I have discussed this point in the preceding paragraph. I do not propose any concession in the case of other non-agricultural uses.

11. (vi) Town Planning areas :

The orders on this point are contained in Government Resolution, No. B. 463, dated 5th January 1928. I have no suggestion to make in this matter. Mr. Soparkar has made different proposals in respect of different Town Planning areas. I agree with the Consulting Surveyor to Government that there is no valid ground for departure from the terms of the Government Resolution in any area.

12. (vii) Levy of enhancement :

I consider that in view of the very large increases which will fall upon many areas and in view of the new principles of non-agricultural assessment which are now being introduced, relief in this direction is necessary.

In paragraph 7 of my endorsement No. L.N.D. 164 of 4th September 1924 I, as Collector of Ahmedabad, made a proposal on these lines. I suggested that the increase should be levied by biennial increases of 50 per cent. Mr. Soparkar does not agree with this method and prefers a rebate of 25 per cent. He argues that the increase in the assessment will at once lower the free hold market value. This is no doubt true. It is certain that no one expected increases of the order now proposed. Mr. Soparkar takes an arbitrary figure of 25 per cent. I can see no justification for an all round rebate of this kind.

I therefore prefer the method which I previously recommended.

Mr. Soparkar proposes that the increase should be spread over 20 years. I cannot agree to this suggestion. The length of time over which relief should be given must depend on the amount of the increase. There is no reason why an occupant who has to bear an increase of only 60 per cent. should be given relief for as long a period as one who has to bear an increase of 500 per cent.

13. (viii) Public opinion :

I have been struck with the fact that even the intelligent public of Ahmedabad have no idea of how non-agricultural assessment is calculated. They resent what they rightly anticipate to be very heavy increases. Much of this resentment is due to ignorance of the method of fixing non-agricultural assessment.

As in the case of agricultural revisions the public ought to have an opportunity of putting forward their objections to the present proposals. In order to do so intelligently they should have an opportunity of studying both reports of Mr. Soparkar. I would therefore suggest that the reports be published and copies made available to the public on payment. A period of three months may be allowed for submission of objections.

It would also be advisable to allow a deputation to present their case orally to Government if they so desire. Reference is requested to Government Resolution No. L.C. 2327, dated 2nd December 1925.

14. Subject to the above remarks I accept Mr. Soparkar's proposals for grouping and rates without change.

15. Mr. Soparkar may be commended for his careful and laborious work and for the clear exposition of his views.

J. H. GARRETT,  
Acting Commissioner, Northern Division.

## REPORT ON THE REVISION OF STANDARD RATES OF NON-AGRICULTURAL ASSESSMENT IN THE SUBURBS OF AHMEDABAD.

### SUPPLEMENTARY REPORT.

#### INTRODUCTION.

Standard rates for non-agricultural assessment were first made applicable to the main suburbs of Ahmedabad in the year 1902 under G.R., R.D., No. 7582 dated 28th October 1902, and further applied to the remaining suburbs in 1907 under three resolutions namely 985/AB and 991 dated January 1907 and No. 7703-A dated August 1907. These rates are in force at present. There has, however, been an enormous increase in the land values in these suburbs since 1907 due to various factors the main being the expansion and development of the Textile Industry in Ahmedabad. In the year 1920 under G.R., R.D., No. 965 dated 23rd March 1920, Government approved of and laid down a policy in amplification of rule 82-I of the Land Revenue Rules, *Bombay*, that in respect of non-agricultural assessment "the state demand may equitably be fixed at 6 per cent. on half the full market value". The term full market value has been explained in the joint memorandum of the Revenue Commissioners' No. L.N.D. 264 dated 31st May 1917 as being in the case of ordinary unalienated land to be its value in the open market plus the amount representing the capitalised value of the assessment in force or expected to be in force at the time of the sale. This definition has been confirmed by Government recently in their resolution No. 144/24 dated 6th August 1928. Government then ordered that steps should be taken to revise the existing standard rates on this basis all over the Presidency. The view of the Settlement Commissioner was that in order first to prepare a scheme on working basis an officer trained in valuation should be appointed instead of a Revenue Officer. Under these circumstances my appointment was made as an experimental measure on Special Duty to revise the standard rates of non-agricultural assessment in Ahmedabad, under G.R. No. 463-B, R.D., dated 4th October 1923. I submitted my report to Government on 31st July 1924 which was carefully scrutinised by the Collector, the Commissioner, N. D., and the Settlement Commissioner and was substantially approved by them and very well commended. It was thereafter printed by Government along with the Revenue Officers' opinions and issued under G.R., R.D., No. B. 463 dated 21st January 1925.

One of the proposals in my report mentioned above (printed on page 28 of the report) was that the rate of 6 per cent. fixed under G.R., R.D., No. 965 dated 23rd March 1920 was too high and that for a rate to be equitably applicable for all times 4 per cent. should be adopted. My view was supported by the Collector of Ahmedabad (Mr. J. H. Garrett, *vide* page 4 of printed report). Again, in his letter No. N.A./87 dated 22nd February 1927 the Consulting Surveyor to Government represented the same matter to Government but suggested a rate of 5 per cent. Finally Government in their resolution No. 8683/24, R.D., dated 9th February 1928, directed the adoption of 5 per cent. as the basis of calculation of standard rates of non-agricultural assessment from the full market values. Thereafter other orders in connection with the various items of principles involved in the subject of non agricultural assessment were also passed by Government in G.R., R.D., No. 144/24 dated 6th August 1928. Government then desired to apply the standard rates proposed in my previous report to Ahmedabad and in their memorandum No. 5102/24-B, dated 29th January 1929 requested the Commissioner, N. D., to submit proposals for the same standard rates modified in accordance with G.R., R.D., No. 144/24 dated 6th August 1928. This request was passed on, through the Collector of Ahmedabad, to me with special instructions to follow G.R., R.D., No. 8683/24 dated 9th February 1928, i.e. to adopt a basis of 5 per cent. for my calculations. I, however, represented in my letter No. N.A.A./AD./234 dated

12th April 1929, that in view of the fact that the previous standard rates proposed by me were based on the data of transactions of sales and leases during 1919-1922 which was admittedly a boom period in land values and since the land values have considerably dwindled down after the period, it would not be equitable merely to revise the rates on 5 per cent. but it would be necessary to collect fresh data of transactions in lands and base the standard rates thereon. The Commissioner, N. D., supported my view and the result was that Government in their resolution No. 463-B-III dated 10th December 1929 appointed me to institute fresh inquiry and to suggest suitable modifications, if necessary, in the standard rates of non-agricultural assessment. The present report is in pursuance of the said orders of Government. It must, however, be mentioned that as I have already fully explained, the method and various calculations adopted by me in arriving at my conclusions of standard rates, and also submitted my detailed proposals in regard to various items of principles involved in the method of assessment, in my first report, I have specially refrained from traversing the same ground in my present report, which should be considered as supplementary to my printed report and read in conjunction with it.

*Nature and extent of work.*—Although *prima facie* the work to be done was presumed to consist merely of revising, *if necessary*, the schedules of standard rates proposed by me in 1924, in accordance with the general fall in the market value of landed property, it soon became evident as soon as the enquiry was commenced that mere modifications in the standard rates would not be sufficient. It was found that not only was the fall in the land values not uniform in all localities, but there were certain other factors namely the progress of the Town Planning Schemes and the house building activities of the various Co-operative Housing Societies and starting of new Spinning and Weaving Mills which tended to increase the land values in certain other localities. It was, therefore, found necessary to scrape out all the previous zones and groups and recast all of them and prepare fresh sets of plans and zone statements.

The present revision has, therefore, had to be done as an almost independent and fresh work, in so far as the fixing of rates and grouping was concerned with the mere advantage of previous experience and knowledge of the facts and figures already collected for the purposes of the original report.

As in the case of my previous report, the necessary data on the basis of which the present standard rates have been proposed, is incorporated in the shape of statements of sales and leases of different villages, which accompany. Similarly other statements regarding building activities, division into zones, rates applicable to each zone, the justification for each such rate etc. have been freshly prepared and accompany the report.

#### EXTENT OF DEVELOPMENT SINCE PAST ENQUIRY.

As stated above a fresh statement has been compiled showing the number and extent of building permissions granted in the suburbs of Ahmedabad during the period 1924-1929 and the different kinds of rates of Non-agricultural assessments which were charged for the conversion which appear as appendix C.

A careful perusal of the statement would at once show the tendency of building activity in the Suburbs. For instance it shows that the activity is the greatest in Asarwa village, there being 19 cases of conversion for building purposes and 65 cases for brick-making purpose. It also shows the absence of any building activity whatever in the 8 suburbs of Bagfardosh, Ghodasar, Hansol, Naroda, Odhav, Ranip, Sundha!-Khamodral and Usmanpur. It would be apparent on reference to my previous report (page 165 of printed report appendix D) that in the case of all these villages except for one case of building permission in Bagfardosh there has been no building activity at all till now. It is therefore quite natural that the standard rates proposed for these suburbs should be the minimum of all i.e. Rs. 20 and Rs. 12-8-0 per acre, per annum.

Regarding the progress of building activities in the various suburbs, it may be said that the bulk of the development is due to the formation of various

Co-operative Housing Societies and the programme of housing undertaken by them mainly in the Ellis Bridge Town Planning Scheme area to the West of the river Sabarmati, and to the starting of new mill Companies and erection of various buildings necessary therefor solely in the suburbs to the East of the B. B. & C. I. Railway lines.

The following two statements, one regarding the location and progress of the Co-operative Housing Societies and the other showing similar details regarding Textile Industrial Development will be found very useful :—

*Statement of the Co-operative Housing Societies in Ahmedabad.*

| Serial No. | Name of the Society.                                     | Name of Village.                 | Survey numbers.                                                      | Area           | Date and No. of Registration. | Remarks.                                   |
|------------|----------------------------------------------------------|----------------------------------|----------------------------------------------------------------------|----------------|-------------------------------|--------------------------------------------|
| 1          | 2                                                        | 3                                | 4                                                                    | 5              | 6                             | 7                                          |
| 1          | Jain Co-operative Housing Society, Ltd.                  | Chhadawad ..                     | 39, 40, 93, 94, 95, 96, 97 and 100 part.                             | A. g.<br>13 10 | B/59<br>6-12-1926             | Buildings already constructed.             |
| 2          | Brahmin Mitra Mandal Co-operative Housing Society, Ltd.  | Do. ..                           | 92/1, 91/1, 91/2, 90, 41, 105, 106/1, 106/2, 100 (1/3 part).         | 14 22½         | B/62<br>5-5-1927              | Building operations about to be commenced. |
| 3          | Krishna Co-operative Housing Society, Ltd.               | Do. ..                           | 114, 115, 116 ..                                                     | 5 18           | 1929                          | Do.                                        |
| 4          | Maharashtriya Brahmin Co-operative Housing Society, Ltd. | Changispur ..                    | 130/1, 130/2, 125, 126/1, 126/A, 138, 139/1, 126/2, 126/3, 132, 128. | 12 25          | B/64<br>15-7-1927             | Building operations commenced.             |
| 5          | Muslim Co-operative Housing Society, Ltd.                | Changispur and Shekhpur-Khanpur. | 313/2, 307, 334, 306, 313/1, 333, 2/1, 164.                          | 8 22           | B/131<br>30-7-1928            | Plans under preparation.                   |
| 6          | Brahma Kshatriya Co-operative Housing Society, Ltd.      | Kochrab ..                       | 46, 51, 52, 192, 193, 190, 191/1 and 191/2.                          | 19 4           | B/1925                        | Buildings already constructed.             |
| 7          | Shanti Niketan Co-operative Housing Society, Ltd.        | Do. ..                           | 47, 48, 49, 50 and 190.                                              | 5 34           | B/58<br>7-9-1926              | Buildings nearly completed.                |
| 8          | Patidar Co-operative Housing Society, Ltd.               | Do. ..                           | 203, 204/1 ..                                                        | 4 9½           | B/139<br>24-9-1929            | Building operations about to be commenced. |
| 9          | Tolak Co-operative Housing Society, Ltd.                 | Paldi ..                         | 115, 116, and parts of Survey Nos. 112-A, 120, 121 and 122.          | 7 23           | B/63<br>30-5-1927             | Do.                                        |
| 10         | Mahalaxmi Co-operative Housing Society, Ltd.             | Do. ..                           | 110, 108/1, 123, 125/1, 121 part, 122 part, 120/2 and 120/1 part.    | 9 31           | B/129<br>5-6-1928             | Do.                                        |
| 11         | Dasha Porwad Jain Co-operative Housing Society, Ltd.     | Do. ..                           | 238, 239 ..                                                          | 4 37           | B/133<br>15-1-1929            | Building operations going on.              |
| 12         | Aruna Co-operative Housing Society, Ltd.                 | Do. ..                           | 247, 250 ..                                                          | 4 32           | B/141<br>25-10-1929           | Building operations about to be commenced. |
| 13         | Udichya Tolak Co-operative Housing Society, Ltd.         | Do. ..                           | 117, 225, 226, 227 and 228.                                          | 10 19          | ....                          | Plans under preparation.                   |
| 14         | Zoroastrian Co-operative Housing Society, Ltd.           | Rajpur-Hirpur ..                 | 322, 474 ..                                                          | 6 12           | B/57<br>19-5-1926             | Building operations almost completed.      |

*Statement of prominent industrial mill development in Ahmedabad, during 1924 to 1929.*

| Serial | Name of the Mills.               | Name of Village.      | Survey numbers.                          | Year of Construction. | Remarks.              |
|--------|----------------------------------|-----------------------|------------------------------------------|-----------------------|-----------------------|
| 1      | 2                                | 3                     | 4                                        | 5                     | 6                     |
| 1      | Nagri Mills .. ..                | Sheher-Kotda ..       | 72, 88 to 93 etc.                        | 1925                  | Working.              |
| 2      | Sarangpur New Cotton Mill No. 2. | Rajpur-Hirpur..       | 542, 543, 546 and 547 etc.               | 1928                  | Do.                   |
| 3      | New Commercial Mill ..           | Asarwa ..             | 426, 427, 428, 435 and 436 etc.          | 1928                  | Do.                   |
| 4      | New Raipur .. ..                 | Do. ..                | 437, 442 to 455 etc.                     | 1928                  | Proposed to be built. |
| 5      | Aruna Mill .. ..                 | Do. ..                | 693 to 696 and 421 etc.                  | 1928                  | Working.              |
| 6      | Vijay Mills .. ..                | Do. ..                | 401, 402, 404, 405, 412 to 415, 712 etc. | 1929                  | Under construction.   |
| 7      | Monogram Mill .. ..              | Rakhial ..            | 246 to 253 etc.                          | 1927                  | Working.              |
| 8      | Vikram Mill .. ..                | Do. ..                | 46 to 50, 52 etc.                        | 1928                  | Do.                   |
| 9      | Anant Mill .. ..                 | Do. ..                | 312 to 315 etc.                          | 1929                  | Under construction.   |
| 10     | Lalbbhai Trikamlal Mills ..      | Do. ..                | 403, 404, 405, 408 etc.                  | 1929                  | Do.                   |
| 11     | Bhalakia Mill .. ..              | Khokhra-Mehemdabad .. | 12, 13 etc. ..                           | 1928                  | Working.              |

The first statement shows that residential expansion is growing at a very brisk pace especially in the villages of Chhadawad, Kochrab and Paldi and that there is only one Co-operative Housing Society to the East of the River out of a total of 14 namely the Zoroastrian Co-operative Housing Society which has built houses near the Kankaria Tank in the Kankaria Town Planning Scheme which is under final preparation by the Arbitrator.

#### LAND VALUES.

Land values in detail have been shown in the sales and leases statements and on village maps accompanying the report and have also been discussed in the portion of the report devoted to suburbs in detail. I would, however, make a general observation here on scrutiny of the data collected that the highest land values have fallen by about 50 per cent. in Dariapur-Kazipur and Asarwa, about 45 per cent. in Sheherkotda, about 40 per cent. in Rajpur-Hirpur and Chhadawad, about 33 per cent. in Rakhial, Changispur, Shekhpur-Khanpur, Paldi and Usmanpur, about 20 per cent. in Beherampur, Sundhal-Khamodral and Bagfardoshi, 17 per cent. in Kochrab and 11 per cent. in Khokra-Mehemdabad. The reduction is due to the general decline of prices since the boom period. Regarding the minimum and intermediate land values, there has been a certain rise due to the causes of Town Planning Schemes, Co-operative Societies and starting of new mills mentioned above. Land values in Wadaj have very abnormally declined whereas those in Acher have slightly increased on the whole. It may be stated here that there are in all five Town Planning Schemes in progress in Ahmedabad which variously tend to influence the factor of land values in the various suburbs. These schemes are in different stages of progress.

The Jamalpur Town Planning Scheme which extends over 250 acres of land and covers a small area of the villages of Rajpur-Hirpur and Beherampur, has already been sanctioned and come into force and various works therein have been mostly executed. The present land values in this scheme area may, therefore, be considered as final values of the various plots included in the scheme.

The Manipur Town Planning Scheme, Ahmedabad No. IV, which extends over 540 acres of land covers a portion of the area of Khokhra-Mehemdabad and Rajpur-Hirpur and it is situated to the South-east of the Kankaria Tank. It has been finally prepared and submitted to Government and is now awaiting their sanction.

The Kankaria Town Planning Scheme, Ahmedabad No. II, spreads over nearly the whole of Rajpur-Hirpur village North of the Kankaria Tank and contains three factories and four Spinning Mills. The area covered by it is 431 acres. This Scheme is under final preparation by the Arbitrator and is expected to come into force within about 15 months.

The Ellis Bridge Town Planning Scheme which extends over 1,978 acres of lands on both the sides of the river covers the whole of the village of Chhadawad and portions of areas out of the villages of Paldi, Kochrab, Changispur and Shekhpur-Khanpur on the West of the river and about one-fourth area of Dariapur-Kazipur on the East of the river. This scheme has been prepared as a Draft Scheme by the Ahmedabad Municipality and is awaiting the sanction of Government.

In the case of all these latter three schemes the present market values of lands covered by them are in a more or less degree affected by the proposals of development embodied in the different schemes and range between the extreme limits of original and final values of the plots adopted in the financial statements of the schemes, being nearer the final values as the Town Planning Scheme advances in its progress of fructification. In certain cases where the current market values of plots are higher than their final values adopted in the scheme even before the works proposed in the scheme are executed, it is due to influences of development quite distinct from but in addition to those of the particular Town Planning Scheme.

A fifth Town Planning Scheme called the City Wall Improvement Town Planning Scheme, Ahmedabad No. V, was long ago declared by the municipality but they have only recently received sanction for its preparation. As the name denotes the scheme aims at demolition of the city wall, filling of the moat around it and development of surrounding areas into suitable building plots flanking a wide circular road. As the scheme has not yet progressed, the land values in its area may be considered to stand at their "Original Values".

I have gone to a certain length in explaining the current market values in the various Town Planning Schemes advisedly, because the principle of charging the non-agricultural assessment to the plots included within Town Planning Scheme areas is different from the ordinary and has been laid down by Government as part of their policy in G.R., R.D., No. B. 463 dated 5th January 1928. I shall refer to this again at a later stage.

#### FIXING OF STANDARD RATES.

The method adopted in working out the standard rates has been already explained in the previous report. The main principles to be observed have been enunciated in G.R., R.D., No. 965 dated 23rd March 1920, as modified by G.R., R.D., No. 8683/24 dated 9th February 1928. They are (1) the standard rate should be fixed at 5 per cent. on half the Full Market Value; (2) the Standard Rates should be kept uniform over as wide an area as possible even if the latter course involves some slight sacrifice of revenue; (3) In case of doubt, the rates should be kept on the moderate side.

The market values adopted for working out the standard rates are the minimum market values per unit (acre) obtainable in the areas comprised in zones in order that they may be applicable uniformly over the whole area.

In cases where zones spread over very large areas naturally the minimum market values are the rock-bottom values which although by themselves may appear to be low are nevertheless adopted in observance of the principle, viz. that any land included in a zone must bear the standard rate based on the minimum land value within its area, so as not to be unfair to the owner of the cheapest land in the particular zone. As a result however of very sharp differences of land values in the most developed suburbs the highest zones have had naturally to be made of small areas. This has fully been explained in my previous report and approved by the Revenue and Settlement Commissioners.

A fresh statement showing the proposed standard rates for each zone in the various villages with survey numbers under each zone, minimum market value and the justification for determining the market value has been prepared and attached to the report (Appendix B.) As usual as far as possible all survey numbers which are either alienated or which contain tanks, graveyards, temples, borrowpits,

brick-pits etc. are omitted from these zone statements for the obvious reason that standard rates would not be applied to them.

It will be seen from the accompaniments that the lowest standard rate proposed is that of Rs. 20 per acre, per annum, and the area to which I propose to apply it has been shown by a yellow colour on the combined map No. 23 in the various villages. The rate has been applied to such areas as have either the present or potential full market value of Rs. 800 per acre. In the map now prepared the regional limits of this minimum zone have been narrowed down as the potentiality has by now greatly decreased and include such lands as have the general potentiality of development during the next ten years, i.e., up to the next revision proposed. The area beyond the yellow zone which has been kept blank in the zone map No. 23 is not expected to have any non-agricultural activity until the next revision but in case any stray applications for conversion are made, I propose that a rate of Rs. 12-8-0 per acre, per annum, be applied which means half a pie per square yard.

### COMPARATIVE STATEMENT.

I have prepared a comparative statement, showing the existing standard rates as applied to the different suburbs, those standard rates which were proposed in my previous report in 1924 and the standard rates proposed now, which is appended to the report (Appendix D). The comparison would prove to be useful and interesting. It will be seen at a glance that whereas the maximum existing standard rate is applicable in the suburb of Sheherkotda and is Rs. 200 per acre, per annum, the maximum standard rate proposed in 1924 was of Rs. 1,800 per acre, per annum, and that proposed now is of Rs. 1,000 per acre, per annum, for the most valuable lands in the same suburb. Similarly it will be observed that whereas the minimum existing standard rate is of Rs. 70 per acre, per annum, and is applicable uniformly to all the suburbs to the west of the river Sabarmati and to the less important suburbs to the East, the minimum standard rate proposed before and now is of Rs. 20 per acre, per annum, applicable to the external boundary of the non-agricultural activity in the various suburbs. The fact that the existing minimum standard rate of Rs. 70 per acre, per annum, is anomalous and inconsistent with the land values and the necessity of its reduction has been already fully explained in my previous report.

It will also be seen that as building potentiality has declined, the villages of Hansol and Naroda have not been included in zone statement, but as stated above the standard rate of Rs. 12-8-0 per acre, per annum, may be made applicable to them, if and when necessity arises.

### SUBURBS IN DETAILS.

For situation, extent, importance, amenities and previous land values and existing rates of assessment in the suburbs, please refer to my previous printed report.

The suburbs have been dealt with as in the previous case in the order of their importance in the matter of building potentiality and values of land.

#### (A) Suburbs on the Left or East bank of the Sabarmati river.

##### 1. SHEHERKOTDA.

(Ref : New plan Nos. 1 and 23 and pages 34 to 36 of the printed report.)

Only about 12 building permissions were granted in this suburb in 22 survey numbers covering an approximate area of 21 acres during the period 1924-29 and the most important development was due to the construction of the Nagri Mills in 1925.

The decline in the land values since 1923 is fairly ascertainable in the most important locality outside Sarangpur Gate. Whereas the data given in the previous report justified a land value of Rs. 12-8-0 per square yard in the locality, leases 1 and 1-A shown in the accompanying sale and lease statement yield rates of Rs. 8-15-0 and Rs. 6-9-0 per square yard only.

Due to special reasons such as intention of constructing a mill, there have been a few instances of rise in land values also e.g. Survey No. 88 admeasuring 1 acre 35 gunthas was purchased at Rs. 6,533 per acre, by the Agents of the Nagri Mills on 9th March 1925, whereas the vendor purchased it at the

rate of Rs. 4,267 per acre on 29th November 1921; but there is another marked instance of decline in the land value. Survey Nos. 92 and 93 admeasuring 3 acres 19 gunthas were purchased by the same Nagri Mills agents at the rate of Rs. 3,630 per acre in 1925, whereas they were purchased at Rs. 6,015 per acre on 7th August 1919. The intermediate sale at Rs. 2,707 per acre was as shown by remarks on page 57 of the printed report, a forced sale and perhaps also between relatives. The general trend of land values in other survey numbers also shows a marked decline. It should also be noted that we are running in 1930 and the prices are steadily on the decline since 1923. The normal market values fetched in the transactions recorded in the statement of sales and leases, may practically be taken to range from Rs. 9 to Rs. 0-12-0 per square yard.

After a careful consideration of all the sales and leases circumstances, situations etc. the highest rate in this Suburb which is also the highest proposed of all the suburbs, has been found to be applicable to lands opposite the Sarangpur Gate and it is Rs. 1,000 per acre per annum which is equivalent to a full market value or freehold value of nearly Rs. 8-4-0 per square yard.

## 2. DARIAPUR-KAZIPUR.

(Ref. : new plan Nos. 2 and 23 and pages 36 to 38 of the printed report.)

Nearly 16 building permissions were granted covering an area of about 16 acres during 1924-29. Most of them were for chawls and a few for bungalows.

A good instance of the decline in land value on the Shahibag road is to be seen in Survey No. 85-A. This admeasuring 28 gunthas was sold at Rs. 16,033 per acre on 14th July 1924 and resold at Rs. 10,033 per acre on 14th March 1928. The price of 1924 declined in 1928 by nearly 33 per cent. But the price of 1924 was itself lower than the boom period price.

The highest standard rate now proposed for this suburb viz. of Rs. 600 corresponds to the market value of Rs. 24,000 per acre, as against the highest market value of Rs. 40,000 per acre adopted in previous enquiry.

Dariapur-Kazipur possesses lands having a large range of values unlike Sheherkotda, ranging from those fronting on Shahibagh Road at Rs. 5 per square yard to those near the river bank at Rs. 0-2-0 a square yard. The lands in the South Western corner of the suburb have risen in building potentiality due to the Ellis Bridge Town Planning Scheme.

The normal market values fetched in the transactions recorded in the statement of sales and leases may practically be taken to range from Rs. 16,000 to Rs. 1,500 per acre.

The proposed standard rates are 12 in number and range from Rs. 600 to Rs. 20 per acre per annum, representing full market value i.e. freehold value from Rs. 24,000 to Rs. 800 per acre. The number of standard rates is the maximum in this of all the Suburbs.

## 3. RAJPUR-HIRPUR.

(Ref. : new plan Nos. 3 and 23 and pages 38-39 of the printed report.)

Sixteen building permissions were granted in this suburb during 1924-29 for an area of about 35 acres. Compared to Sheherkotda, it is nearly three times larger in extent and therefore the rate of development is indeed smaller than Sheherkotda. The important development was due to the construction of the Sarangpur New Cotton Mill No. 2 and to a large extent to the progress of the Town Planning Scheme of Kankaria.

Very little useful data has been available in the shape of a number of actual transactions of sales and leases for the fixing of the higher standard rates in this suburb but the values have been deduced from those of adjoining lands in Sheherkotda according to their situation. It must also be mentioned that the estimation of land values in the different zones in this suburb has been distinctly influenced by the potentiality due to the proposed development under the Town Planning Scheme.

The highest standard rate proposed is that of Rs. 360 per acre, per annum, corresponding to a market value of Rs. 12,000 per acre. The decline in the land

values in this suburb is indeed smaller than in Sheherkotda and Dariapur-Kazipur being only 40 per cent. The normal market values fetched in the transactions as recorded in the statement of sales and leases may practically be taken to range from Rs. 7,500 to Rs. 1,000 per acre. The number of standard rates proposed is 10 in all and they range from Rs. 360 to Rs. 20 per acre, per annum, representing full market values i.e. freehold values from Rs. 14,400 to Rs. 800 per acre.

#### 4. ASARWA.

(Ref. : New plan Nos. 4 and 23 and pages 39-40 of the printed report.)

Nineteen building permissions were granted in this suburb covering an area of nearly 53 acres. Nearly 32 acres were required for the New Commercial and Aruna Mills.

The number of permissions granted for brick making is the greatest in this suburb being in not less than 65 survey numbers.

It will be seen from the statement of sales and leases that most of the transactions were for lands purchased or taken on lease by the Vijay, New Commercial, New Raipur and Aruna Mills, covering an area of 20 to 35 acres each, or for brick making. It is therefore essentially an industrial suburb.

In Asarwa, the data for determining values for the important Zones is quite adequate.

Land values as deduced from transactions for erection of new mills, range from about Rs. 1,500 to Rs. 4,000 per acre. The suburb being mainly industrial, these land values have been adopted for guidance.

The normal market values fetched in the transactions as recorded in the statement of sales and leases, may practically be taken to range from Rs. 4,000 to Rs. 1,000 per acre.

The development has much increased especially beyond Ashoka Mills due to erection of new mills.

The standard rates now proposed are 9 in number and range from Rs. 360 to Rs. 20 per acre, per annum, representing full market values i.e. freehold values from Rs. 14,400 to Rs. 800 per acre.

#### 5. RAKHIAL.

(Ref. : New plan Nos. 5 and 23 and pages 40-42 of the printed report.)

Eleven building permissions were granted for an area of nearly 53 acres in 1924-29, the most important development being due to the erection of Monogram Mill which applied for nearly 33 acres being turned to non-agricultural use.

This suburb too is industrial like Asarwa except that there is comparatively less extent of brick making. On perusal of the statements of sales and leases, it will be seen that most of the important transactions are by or on behalf of some Mill Agents e.g. of Anant Mill, Lalbhai Mill, Monogram and Vikram Mills, being for about 20 to 35 acres for each of them.

Prices paid for various transactions for erection of mills may be roughly taken from Rs. 1,500 to Rs. 4,000 per acre as in Asarwa.

There are interesting instances showing the usual decline in land values. Survey Nos. 30 to 33 admeasuring nearly  $11\frac{3}{4}$  acres were leased on 18th February 1919 at the rate of Rs. 1,221 per acre, to Sarangpur Mill Authorities. The lease was cancelled and these survey numbers were again leased on 17th June 1926 to a Factory owner at the rate of Rs. 996 per acre.

Similarly Survey Nos. 46/3 and 47 were leased to Lady Sulochana at the rate of Rs. 4,364 per acre, on 11th May 1920, whereas the lease was cancelled and the same survey numbers were leased along with 50/1 and 46/2 on 23rd March 1928 at the rate of Rs. 2,283 per acre, per annum, for the Vikram Mill.

Again Survey No. 56/2 admeasuring about 1 acre 25 gunthas was leased on 11th May 1920 at the rate of Rs. 3,744 per acre, whereas the same survey number along with 50/3 both aggregating to 1 acre  $26\frac{1}{2}$  gunthas was leased on 9th October 1928 to the Vikram Mill authorities at the rate of Rs. 1,835 per acre per annum.

The normal market values fetched in the transactions recorded in the statement of sales and leases may practically be taken to range from Rs. 5,000 to Rs. 800 per acre.

The development has much increased since the last enquiry especially along the Odhav Road due to new mills.

The rates as proposed now are 6 in number varying from Rs. 120 to Rs. 20 per acre, per annum, representing full market values or freehold values from Rs. 4,800 to Rs. 800 per acre.

#### 6. BEHERAMPUR.

(Ref. : New plan Nos. 6 and 23 and page 42 of the printed report.)

In this suburb the north east area has been devoted to the Jamalpur Town Planning Scheme and the land values may be stated to have slightly improved though not much. The Town Planning Scheme has not proved to be attractive to the Ahmedabad public in spite of construction of roads due to inherent drawbacks namely existence of pail depot, Slaughter House and the Sewage pumping station.

About 10 building permissions were granted during 1924-29 covering nearly 10 acres. There is no fresh industrial development in the suburb. The little development that there is, is mainly near the Calico Mills in Survey Nos. 273, 274. Transactions useful as a guide for determining land values are those of leases shown in the statement at the rate of Rs. 4,848 per acre. The normal minimum market value in the highest zone in this suburb may be taken at Rs. 4,500 per acre. Recently the Municipality have resolved to extend their Sewage Farm and extensive acquisition in the South of this suburb is proposed.

The standard rates now proposed are 6 in number and vary from Rs. 120 to Rs. 20 per acre, per annum, representing full market values or freehold values from Rs. 4,800 to Rs. 800 per acre.

#### 7. KHOKHRA-MEHMEDABAD.

(Ref. : New plan Nos. 7 and 23 and pages 42-43 of the printed report.)

Five building permissions were granted during the period of 1924-29 for an area of nearly 1 acre 12 gunthas in Survey Nos. 66, 20 and 17 near the newly opened Maninagar railway station, Survey Nos. 17 and 20 being situated in the Manipur Town Planning Scheme area.

This suburb lies on both sides of the B. B. & C. I. Railway lines and the new flag station "Maninagar" which has been opened a few years ago has given impetus to the development in the Manipur Town Planning Scheme. A portion of this suburb lies in the Manipur Town Planning Scheme which contains the well known Manipur Garden Suburb.

There is further some fresh development to the East of the railway line due to the Bhalakia Mill in Survey Nos. 12 and 13. Survey No. 323 which is Inami is contemplated being developed for residential purposes, as portions thereof have been sold to different purchasers for residential purposes.

On perusal of the statement of sales and leases, it will be seen that the minimum values of land having no potentiality for immediate development is very small being in the neighbourhood of Rs. 500 to Rs. 700 per acre. The maximum Land value of nearly Rs. 5,000 per acre, on average, has been realised within the Town Planning Scheme in Survey No. 21 (sales 4, 5 and 6). It is interesting to note that Survey Nos. 17 and 21 were purchased in 1919 at the rate of Rs. 1,563 per acre i.e., at approximately annas five per square yard and the prices realised after some development is nearly a rupee per square yard. The remaining transactions for non-agricultural purposes have generally fetched a price of approximately Rs. 1,800 to Rs. 3,000 per acre.

Bhalakia Mill authorities have taken lands on lease at the rate of nearly Rs. 3,000 per acre.

Normal minimum market value of lands included in the most valuable zone can safely be adopted at Rs. 2,400 per acre.

The standard rates now proposed are 4 only varying from Rs. 80 to Rs. 20 per acre, representing full market values i.e., freehold values from Rs. 3,200 to Rs. 800 per acre.

**8 to 13. REMAINING VILLAGES.**

(Ref. : New plan Nos. 8 to 13 and 23, and pages 43-45 of the printed report.)

These are (1) Sundhal-Khamodral, (2) Bagfardosh, (3) Odhav, (4) Ghodasar, (5) Hansol and (6) Naroda. No building permissions, in these suburbs, have been recorded during the last 5 years and the Appendix D of the previous report will reveal that none was ever applied for or granted up to now. There is thus a clear absence of non-agricultural activity except for stray brickmaking purposes. However in order to provide for building potentiality and probable future activities, I have proposed two standard rates of Rs. 40 and Rs. 20 per acre per annum in Sundhal-Khamodral and Bagfardosh and only one of Rs. 20 per acre, per annum, in Odhav and Ghodasar. Inasmuch as I do not expect any non-agricultural activities in Hansol and Naroda, until the next revision of standard rates, I have not proposed any standard rates for them.

In case of Sundhal-Khamodral land values which are mostly agricultural have varied, as will be seen on the statement of sales from Rs. 250 per acre to Rs. 700 per acre approximately. There are two instances of sales at Rs. 1,247 and Rs. 920 per acre ; but they are for irrigated lands.

Normal market values fetched in the transactions recorded in the statement of sales and leases may be taken to range from Rs. 4,000 to Rs. 800 per acre.

Standard rates proposed are those of Rs. 40 and Rs. 20 per acre per annum, representing full market values or freehold values from Rs. 1,600 to Rs. 800 per acre.

**(B) Suburbs on the right or west bank of the Sabarmati River.****14. CHHADAWAD.**

(Ref. : New plan Nos. 14 and 23 and page 46 of the printed report.)

Eleven building permissions were granted during the period 1924-29 for an area of about 16½ acres, all for residential purposes. Main residential development is due to the Housing activities of the Jain Co-operative Housing Society. Two more Societies, viz. the Krishna and the Brahmin Mitra Mandal Co-operative Housing Societies Ltd., Ahmedabad, who have purchased lands are preparing plans for development.

The data of transactions of sales is quite sufficient and in a way satisfactory for this suburb. Normal market values fetched in the transactions recorded in the statement of sales and leases, may practically be taken to range from Rs. 14,520 per acre to Rs. 2,500 per acre. One point of satisfaction is that of 39 sales recorded nearly two-thirds are of 1928 and 1929 giving the present market value.

There are a few instances showing decline in prices realised per acre.

Survey No. 7/2 admeasuring 35 gunthas was sold on 11th October 1921 at the rate of Rs. 33,110 whereas the same land was sold on 2nd December 1928 at the rate of Rs. 14,368 per acre.

Survey No. 10-A and 11-A forming a narrow long strip admeasuring 10 gunthas were purchased at the rate of Rs. 15,996 per acre on 17th December 1918. The same land was sold on 16th February 1928 at the rate of Rs. 12,620 per acre and again sold on 1st July 1928 at the rate of Rs. 12,000 per acre.

The speculative tendency of the previous period is clearly borne out by the sale of Survey No. 27 admeasuring 6 gunthas only which was sold by public auction in 1919 at an enormous rate of Rs. *one lac* per acre and again sold at Rs. 21,334 per acre in 1929. Similarly Survey No. 143 admeasuring 9 gunthas which was purchased at the rate of Rs. 17,773 per acre on 21st November 1919 was sold at Rs. 1,667 only, per acre on 2nd July 1928.

On the other hand it is interesting to note how the introduction of Town Planning Scheme has affected the land values. Portions of survey Nos. 105 and 106 along with other land purchased at the rate of Rs. 2,060 per acre on 21st August 1919, were sold at Rs. 7,273 per acre on 23rd December 1929 to the Brahmin Mitra Mandal Co-operative Housing Society.

Similarly Survey No. 115 admeasuring 1 acre 15 gunthas which was purchased at the rate of Rs. 1,454 per acre on 10th April 1918 was sold at the rate of Rs. 5,555 per acre on 4th September 1929.

Taking all the facts and figures into consideration, I have taken the highest land value to be Rs. 3 per square yard and the standard rates proposed are 9 in number ranging from Rs. 360 to Rs. 20 per acre, per annum, representing full market values or freehold values from Rs. 14,400 to Rs. 800 per acre.

#### 15. CHANGISPUR.

(Ref. : New plan Nos. 15 and 23 and pages 46-47 of the printed report.)

Only three building permissions are recorded during 1924 to 1929, for an aggregate area of 7 acres 25 gunthas in 1928 in survey Nos. 145, 146, 149 and 150-A all on the main Sabarmati Jail road.

The area fronting the Jail Road and on the river bank is naturally the most important area. Next in importance is the area immediately adjoining the railway lines on the West side. The land values suddenly drop down to the West of the Railway lines.

The Maharashtra Brahmin Co-operative Housing Society which has largely contributed to the development in this suburb has purchased lands in 1929 at rates varying from Rs. 5,500 to Rs. 2,500 per acre, in survey Nos. 124, 125, 126, 128 to 132, 138 and 139. Survey No. 162 admeasuring 27 gunthas falling within the Town Planning area was purchased at the rate of Rs. 2,757 on 7th January 1919 and Rs. 4,148 per acre in 1923, whereas 24 gunthas of this land were sold at the rate of Rs. 6,258 on 23rd October 1929.

The highest values in this suburb are given by sales Nos. 17 and 18 for a large area of 4 acres 17 gunthas of survey Nos. 147 and 148/2. The first one is at the rate of Rs. 22,599 per acre and the subsequent sale of the same plot at Rs. 13,559 per acre. These sales clearly indicate the drop in land values from 1924 to 1929. The latter value is nearer the market value at present and the highest value for the purposes of non-agricultural assessment has been taken at Rs. 12,000 per acre.

The standard rates proposed are 8 in number ranging from Rs. 300 to Rs. 20 per acre, per annum, representing full market values or freehold values from Rs. 12,000 to Rs. 800 per acre.

#### 16. SHEKHPUR-KHANPUR.

(Ref. : New plan Nos. 16 and 23 and page 47 of the printed report.)

The general remarks of Changispur regarding the importance of the Jail Road and Town Planning Scheme apply to this suburb also.

Seven building permissions were issued during the period of 1924 to 1929, for an area of nearly 18 acres. Of these, nearly 14½ acres were developed by Gujarat Vidyapith in Survey Nos. 222 to 224 etc. and nearly 37 gunthas were developed by the Deaf Mutes School in Survey No. 256. The remaining permissions are for 3 bungalows in Survey Nos. 279, 286, 288, 289 and 291.

All these developments are on the main road and to the east of the railway lines. Immediately adjoining the railway lines to their west some development is contemplated as the Muslim Co-operative Housing Society has purchased lands in Survey Nos. 306, 307, 313 and 314.

It will be seen on reference to the statement of sales that the land values to the east of the railway lines have varied from Rs. 11,000 to Rs. 2,500 per acre. The decline in the property market in this suburb is very marked inasmuch as there are only 18 transactions during the period of 1924-29 as against 88 transactions during a similar period from 1918 to 1923.

Standard rates now proposed are 9 in number varying from Rs. 240 to Rs. 20 per acre, per annum, representing full market values or freehold values from Rs. 9,600 to Rs. 800 per acre.

### 17. KOCHRAH.

(Ref. : New plan Nos. 17 and 23 and page 48 of the printed report.)

Ten building permissions were granted in the suburb for an area of nearly 9 acres during 1924 to 1929. In this suburb three Co-operative Housing Societies have acquired lands viz., the Brahma Kshatriya, the Shantiniketan Co-operative Housing Society, and the Patidar Co-operative Housing Society, of which the first has put up 80 (eighty) bungalows and the second eight bungalows up to now. The third is preparing plans. The first being in Inami land, no building permission is recorded.

General reduction in land values can be seen from the following instances of resales.

Survey No. 37/1 admeasuring 1 acre 18 gunthas which was purchased at the rate of Rs. 10,344 per acre in 1920 was sold at Rs. 9,999 per acre in 1924. The decline in the price in this case is not great. In case of Survey Nos. 48 to 50 however admeasuring 2 acres 35 gunthas the purchase in 1920 was made at the rate of Rs. 11,304, per acre and the resale in 1927 was at the rate of Rs. 5,618 per acre.

Survey No. 204/3 admeasuring 1 acre 6 gunthas was purchased at Rs. 3,304 in 1919 and 25 gunthas thereof were sold at the rate of Rs. 3,680 per acre in 1923 and the same was resold at Rs. 2,280 per acre in 1924.

Similarly Survey No. 205 admeasuring 1 acre 31 gunthas which was purchased at the rate of Rs. 5,070 per acre in 1920 was sold at Rs. 2,137 per acre in 1924.

That the prices for lands immediately ripe for development went high due to the advent of the Town Planning Scheme which encouraged and started development through Co-operative Housing Societies, is also evident from the following comparison of transactions.

Survey No. 22/4 admeasuring 1 acre 11 gunthas was purchased at Rs. 6,236 in 1919 and sold at Rs. 6,864 in 1927.

Portions of Survey Nos. 203 and 204 which were purchased at the rate of Rs. 2,857 per acre in 1923 were sold to the Patidar Co-operative Housing Society at the rate of Rs. 5,794 on 12th September 1929.

It will be seen on perusal of the sale statement with plans that the prices of lands in the Surkhej Road area vary from Rs. 12,564 per acre for the frontage lands to Rs. 6,864 per acre in the rear. The portion taken up by Co-operative Housing Societies, gives Sale rates varying from Rs. 6,353 to Rs. 3,633 per acre.

The number of Standard rates proposed at present is 8 varying from Rs. 200 to Rs. 20 per acre, per annum, representing full market values or freehold values from Rs. 8,000 to Rs. 800 per acre.

### 18. PALDI.

(Ref. : New plan Nos. 18 and 23 and page 48 of the printed report.)

Seven building permissions were granted for an area of about 23 acres in this suburb during 1924-29.

Of these nearly  $8\frac{1}{2}$  acres were applied for by the Ahmedabad Panjra Pole, and  $7\frac{3}{4}$  acres by the Tolak Society.

Five Co-operative Housing Societies covering nearly  $37\frac{1}{2}$  acres have purchased lands in Paldi. These are (1) The Tolak, (2) The Mahalaxmi, (3) The Dasha Porwad, (4) The Aruna and (5) The Uditchya Tolak Co-operative Housing Societies.

Decline in land values is seen from the transaction of survey No. 242/2 admeasuring 21 gunthas which was purchased at Rs. 11,429 per acre on 28th July 1922 and was sold at Rs. 4,840 per acre on 9th August 1929.

It will be seen from the sales recorded that the Societies have purchased lands at prices varying from Rs. 4,840 to Rs. 1,537 per acre i.e. Re. 1 to Re. 0-5-0 per square yard.

The highest market value adopted for the purposes of Non-agricultural assessment is of Rs. 4,500 per acre.

The standard rates now proposed are 5 ranging from Rs. 120 to Rs. 20 per acre, per annum, representing full market values or freehold values from Rs. 4,800 to Rs. 800 per acre.

#### 19. USMANPUR.

(Ref. : New plan Nos. 19 and 23 and page 48 of the printed report.)

There was no building permission granted during the period of 1924 to 1929 on record. On reference to the statement of sales, it will be seen that most of the sales are for agricultural use. There are 5 sales of non-agricultural consideration of which 3 are by Gujarat Vidyapith in 1922 and 1924, and are recorded just for guidance in the absence of non-agricultural sales. The sale of survey No. 96 at Rs. 1,071 dated 1928 gives an approximate idea of non-agricultural values. The sale of survey Nos. 101/4 and 101/5 at Rs. 4,286 per acre in 1929 is a good instance. It also shows how far the land values have declined since the boom period. Survey Nos. 101/4 and 101/5 which were purchased separately by the vendor at an aggregate consideration of Rs. 8,500 in 1919 have fetched a consideration of Rs. 6,000 only in 1929. The decline works out to nearly 30 per cent.

The standard rates now proposed are 4 in number varying from Rs. 160 to Rs. 20 per acre, per annum, representing full market values i.e. freehold values from Rs. 4,000 to Rs. 800 per acre.

#### 20. WADAJ.

(Ref. : New plan Nos. 20 and 23 and pages 48-49 of the printed report.)

Four building permissions were granted during 1924 to 1929 in survey Nos. 523, 524, 525 and 527-B for an aggregate area of about 7 $\frac{3}{4}$  acres. Three of them were for the Satyagraha Ashram.

On reference to the sale statement, it will be seen that the highest price fetched is of Rs. 2,087 per acre in survey No. 548 on main road near Satyagraha Ashram.

Survey No. 511 admeasuring 2 acres 36 gunthas which was purchased at the rate of Rs. 1,724 per acre in 1919 was sold at Rs. 793 per acre in 1929.

The standard rates now proposed are 2 in number being of Rs. 40 and Rs. 20 per acre, per annum, representing full market values or freehold values from Rs. 1,600 to Rs. 800 per acre.

Wadaj has almost no building potentiality now.

#### 21. ACHER.

(Ref. : New plan Nos. 21 and 23 and page 49 of the printed report.)

Six building permissions were granted in this suburb since 1924 to 1929 in Survey Nos. 72, 75, 76-B, 82, 98 and 101-B along the western boundary of the village opposite the Railway Station of Sabarmati. There has also been good development in Survey Nos. 89, 90 and 91. But as they are included in Gaothan, they are not included in the statement of building permissions granted by the Collector. On reference to the sale statement it will be seen that the highest price realised is of Rs. 1,532 per acre, in 1929 for Survey No. 85 opposite railway station.

The suburb is under development and has increased in potentiality due to the formation of a fresh village site on a model layout prepared by the Town Planning and Valuation Department. The standard rates proposed are two being of Rs. 40 and Rs. 20 per acre, per annum, representing full market values or freehold values from Rs. 1,600 to Rs. 800 per acre.

#### 22. RANIP.

(Ref. : New plan Nos. 22 and 23 and page 49 of the printed report.)

There has been no development on the western side of the railway station of Sabarmati. The suburb has remained undisturbed in matter of building potentiality since the last report.

## LEVYING THE ASSESSMENT.

The Standard Rates having been decided, the policy of their application needs some consideration. I had in my previous report, pages 50 and 51, explained in full detail how the incidence of non-agricultural assessment at the revised rates would affect a particular section of owners who are recent purchasers in the market of non-agricultural land at its non-agricultural market value. I had also suggested as a measure of redress for this sort of injustice that a discount of 25 per cent. be granted from the proposed standard rates. The figure of 25 per cent. of concession suggested by me was merely an approximate figure. My object in doing so was not "merely to sugar the pill" as remarked by Mr. Anderson, but to ensure full proper justice to the owners of the non-agricultural land because, the natural consequences of an incidence of taxation on non-agricultural land by far in excess of the present rates would be, a decided fall in the market values of the non-agricultural lands. Although it is true as Mr. Anderson says that there may not be any difference in the gross annual income from the land or its full market value, the net income and consequently the market value will surely decrease in proportion to the increase of the assessment. Then this decline will pervade the market as soon as the policy of Government is widely known and would last for a major portion of the period of guarantee granted to an owner. It would, therefore, not be sufficient if the Standard Rates are levied by instalments of 50 per cent. increase every other year as suggested by Mr. Garrett if by that method an owner has to pay the full standard rate for the major portion of the period of guarantee. If, however, this method is preferred to that suggested by me, I would propose that the "increase by instalments" system be spread over a period of first 20 years.

Another important point that requires a special mention here is that under the new proposals, there is an increase not only in the amount of standard rates proposed for valuable lands, but also in the quantity of area to be assessed due to the abolition of the Salsette Concession Rules. A simple calculation will clearly show the enormous extent of this increase. Suppose that for a locality which originally bore a standard rate of Rs. 100 per acre per annum, a revised rate of Rs. 200 per acre per annum has been proposed.

An owner possessing one acre of land who builds over one-fourth of the area will, under the original rules, be required to pay an assessment of Rs. 16-4-0 per annum, if the building permission were issued to him under the Salsette Concession Rules, as shown below :—

## ASSESSMENT ACCORDING TO SALSETTE CONCESSION RULES.

|                                                            | Rs. | a. | p. |
|------------------------------------------------------------|-----|----|----|
| One-fourth acre at half the Standard rate, i.e. Rs. 50 per |     |    |    |
| acre per annum .. .. .                                     | 12  | 8  | 0  |
| Three-fourth acre at Rs. 5 per acre per annum ..           | 3   | 12 | 0  |
| Total ..                                                   | 16  | 4  | 0  |

while the same owner even if he builds over  $\frac{1}{6}$  or  $\frac{1}{8}$  of his area of plot will under the new rules and revised rate have to pay Rs. 200 per acre, i.e. 12 times the amount. In order to alleviate this hardship to a certain extent, I would suggest that it would be extremely advisable that a distinction be made between the industrial or commercial and residential development and that only *half the amount of the standard rate* be charged to the buildings constructed and used for *residential* purposes.

Referring to the levy of non-agricultural assessment to plots included within the Town Planning Schemes, I had made certain proposals in my previous report pages 52 and 53. Government have since then passed orders on the subject in their Government Resolution, Revenue Department, No. B-463 dated 5th January 1928 agreeing to deduct the amount of incremental contribution paid or payable by an owner under the provisions of a Town Planning Scheme. I have, however, again expressed my views and reasons for deducting the full incremental value from the assessable values of plots of Town Planning Schemes that have already come into force in my letter No. N.A.A./AD/234 dated 12th April 1929 which may please be referred to. Applying these principles to the cases under consideration, I propose firstly that in case of the areas included in the Jamalpur Town Planning

Scheme, which has already come into force, and in which the land values have been fully influenced by the works already executed under the scheme, the full increment calculated should be deducted from the values. Secondly in the case of other schemes, viz., Ellis Bridge, Kankaria and Manipur Town Planning Schemes, which are fairly advanced in preparation and in which case the land values have been to a certain extent influenced by the works proposed under the scheme, only the amount of contribution, e.g. 50 per cent. of the increment should be deducted, while in the case of areas included in the City Wall Scheme which is not yet taken in hand, inasmuch as the valuations for assessment are made at present and they represent the original values of the plot under the Town Planning Scheme, I suggest that no deduction be made whatsoever.

A simple calculation will explain the above proposals.

Suppose the standard rate of Rs. 100 per acre, per annum, is proposed for a certain plot. This represents a full market value of Rs. 4,000 per acre. If this plot were included in the Jamalpur Town Planning Scheme, the amount of full increment calculated for the plot say Rs. 800 per acre should be deducted from this Full Market Value. The residual value of Rs. 3,200 per acre should be considered as the assessable Full Market Value and therefore the owner should be charged at the rate of Rs. 80 per acre per annum only. Similarly, if the particular plot were situated in the Manipur, Kankaria or Ellis Bridge Town Planning Scheme, and the increment were Rs. 800 per acre, only about 50 per cent. of the increment, i.e. Rs. 400 (or whatever other proportion of contribution may be fixed under the scheme) should be deducted from the full market value and the owner may be charged at the rate of Rs. 90 per acre per annum. If the plot were situated in the City Wall Scheme, the full standard rate of Rs. 100 per acre per annum may be applied.

I would here refer to another controversial point as far as applicable to the areas included within the Town Planning Schemes. Rule 85 of the Land Revenue Rules, 1921, as recently amended in 1928, lays down that the standard rates shall ordinarily be levied upon the whole of the land included in the compound building. In the case of the areas included in Town Planning Schemes, e.g. in Ellis Bridge Town Planning Scheme in which the minimum sizes of plots are fixed at one acre and half an acre each on the Jail Road and the Surkhej Road respectively and in which not more than one bungalow can be erected, the operation of this rule will be very harsh; because by one piece of legislation, the owner is required to keep a very large plot in order to preserve the æsthetic view of an important road—an amenity more in the interest of the general public than in his own—and by another law he would be asked to pay a tax on the value of the whole compound area, thus compulsorily enlarged. I would, therefore, suggest in order to remove this injustice that in cases where the compound area of such building plots included within Town Planning Schemes exceeds four times the built over area, the assessment should be *limited to four times* the built area alone, and the rest be assessed, if necessary, at the minimum proposed rate of Rs. 20 per acre per annum. In the case of plots outside Town Planning Scheme areas such concession is not necessary because it would encourage speculators in holding out their lands from housing activities until they are able to secure monopoly prices.

I have proposed standard rates after full enquiry and on principles already laid down by Government in their various resolutions. If, however, Government find the higher zones to be too small in area and too numerous in number, they may be amalgamated as suggested previously taking care that the rate to be applied to the amalgamated zone, should be the lowest of the rates of the individual zones and not the average rate.

I cannot conclude this report without expressing my gratitude to the Consulting Surveyor to Government who gave me the assistance of extra staff of a Junior Assistant Mr. Dholakia who had previously assisted me during my original report, and a Clerk and a Tracer, without which help it would not have been possible to complete in addition to my own duties this difficult task the extent of which would be apparent from the volume of this report and its accompaniments.

G. B. SOPARKAR,

Ahmedabad,

Asstt. Consulting Surveyor to Government,

Ahmedabad.

Dated 31st July 1930.

*Statement of proposed Standard Rates.*

| Serial No. | Standard rate taking 5 per cent. on half full market value in Rs. per acre, per annum. | Remarks.                                                                                                                                                                                                                     |
|------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                                                                                      | 3                                                                                                                                                                                                                            |
|            | Rs. a. p.                                                                              |                                                                                                                                                                                                                              |
| 1          | 1,000 0 0                                                                              | In Sheherkotda only.                                                                                                                                                                                                         |
| 2          | 800 0 0                                                                                | Do.                                                                                                                                                                                                                          |
| 3          | 600 0 0                                                                                | In Sherekotda and Dariapur-Kazipur only.                                                                                                                                                                                     |
| 4          | 480 0 0                                                                                | Do. do.                                                                                                                                                                                                                      |
| 5          | 360 0 0                                                                                | In Sheherkotda, Dariapur-Kazipur, Rajpur-Hirpur, Asarwa and Chhadawad.                                                                                                                                                       |
| 6          | 300 0 0                                                                                | In Sheherkotda, Dariapur-Kazipur, Rajpur-Hirpur, Chhadawad and Changispur.                                                                                                                                                   |
| 7          | 240 0 0                                                                                | In Sheherkotda and Shekhpur-Khanpur.                                                                                                                                                                                         |
| 8          | 200 0 0                                                                                | In Sheherkotda, Dariapur-Kazipur, Rajpur-Hirpur, Asarwa, Chhadawad, Shekhpur-Khanpur and Kochrab.                                                                                                                            |
| 9          | 160 0 0                                                                                | In Sheherkotda, Dariapur-Kazipur, Rajpur-Hirpur, Asarwa, Chhadawad, Changispur, Shekhpur-Khanpur and Kochrab.                                                                                                                |
| 10         | 120 0 0                                                                                | In Sheherkotda, Dariapur-Kazipur, Rajpur-Hirpur, Asarwa, Rakhial, Behrampur, Chhadawad, Changispur, Shekhpur-Khanpur, Kochrab and Paldi.                                                                                     |
| 11         | 100 0 0                                                                                | In Sheherkotda, Dariapur-Kazipur, Rajpur-Hirpur, Asarwa, Rakhial, Behrampur, Changispur, Shekhpur-Khanpur, Kochrab and Usmanpur.                                                                                             |
| 12         | 80 0 0                                                                                 | In Dariapur-Kazipur, Rajpur-Hirpur, Asarwa, Rakhial, Behrampur, Khokhra-Mehmedabad, Chhadawad, Changispur, Shekhpur-Khanpur, Kochrab and Paldi.                                                                              |
| 13         | 60 0 0                                                                                 | In Dariapur-Kazipur, Rajpur-Hirpur, Asarwa, Rakhial, Behrampur, Khokhra-Mehmedabad, Chhadawad, Changispur, Shekhpur-Khanpur, Kochrab, Paldi and Usmanpur.                                                                    |
| 14         | 40 0 0                                                                                 | In Dariapur-Kazipur, Rajpur-Hirpur, Asarwa, Rakhial, Behrampur, Khokhra-Mehmedabad, Sundhal-Khamodra, Bagfardos, Chhadawad, Changispur, Shekhpur-Khanpur, Kochrab, Paldi, Usmanpur, Wadaj and Acher.                         |
| 15         | 20 0 0                                                                                 | In Dariapur-Kazipur, Rajpur-Hirpur, Asarwa, Rakhial, Behrampur, Khokhra-Mehmedabad, Sundhal-Khamodra, Bagfardos, Odhav, Ghodasar, Chhadawad, Changispur, Shekhpur-Khanpur, Kochrab, Paldi, Usmanpur, Wadaj, Acher and Ranip. |
| 16         | 12 8 0                                                                                 | For all the Suburbs except Sheherkotda, Dariapur-Kazipur, Asarwa, Chhadawad and Changispur.                                                                                                                                  |

*Note.*—For details of application of the standard rates please refer to zone statement in appendix B.

G. B. SOPARKAR,  
Assistant Consulting Surveyor to Government,  
Ahmedabad.

APPENDIX A.  
SUBURBS TO THE EAST OF THE SABARMATI RIVER

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# SUBURBS TO THE EAST OF THE SABARMATI RIVER.

## 1. SHEHER KOTDA.

### SALES.

| Serial No. | Survey No.         | Name of Vendor.                            | Name of purchaser.                                                                             | Area.                        | Consideration. | Rate per acre. | Date.              | Remarks.                                                                                                                                                 |
|------------|--------------------|--------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------|----------------|----------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                  | 3                                          | 4                                                                                              | 5                            | 6              | 7              | 8                  | 9                                                                                                                                                        |
| 1          | 23/A               | Government                                 | Ghanchi Shakraibhai Ranchhod                                                                   | A, g,<br>0 2                 | Rs.<br>3,025   | Rs.<br>60,500  | 7th March 1928     | Piece of land formerly acquired for Gomtipur overbridge and later auctioned being found to be unnecessary. Very small piece.                             |
| 2          | 49/A/2             | Punjabhai Dipchand and Keshavlal Virchand. | Kumbhar Maganlal Ohhaganlal, Nagindas Jethabhai and Vadihal Jethabhai,                         | 1 4                          | 3,951          | 5,410          | 23rd January 1930. |                                                                                                                                                          |
| 3          | 88                 | Modi Bopalal Parshottam                    | Sheth Popatlal Harilal, Manager, Messrs. Popatlal Chimanlal & Co., Agents, The Nagri Mills Co. | 1 35                         | 12,250         | 6,533          | 9th March 1925     | Price is higher being for the mill situated in S. Nos. 88 and 89. Vendor purchased it at the rate of Rs. 4,267 per acre on 29th November 1921.           |
| 4          | 92/1               | Bai Parwati widow of Patel Kaku Ranchhod   | Do. do.                                                                                        | 0 37                         | 3,051          | 3,298          | 4th May 1925.      |                                                                                                                                                          |
| 5          | 92/2<br>92/3<br>93 | Afjalbhai Alibhai                          | Do. do.                                                                                        | 0 21<br>0 39<br>1 39<br>3 19 | 12,615         | 3,630          | 1st April 1925.    | Vendor had purchased these S. Nos. at the rate of Rs. 2,707 per acre on 10th July 1923 and the previous vendor at Rs. 6,015 per acre on 7th August 1919. |
| 6          | 114/A/1            | Sankalchand Motilal and others             | Bhurekhan Nandarkhan and Sujatkhan Nandarkhan.                                                 | 0 17                         | 2,925          | 6,882          | 19th December 1927 | Access through Nallia. Higher by 6' than Nallia.                                                                                                         |

| 7  | 116/A<br>120/A<br>120/B | Bai Vijli widow of Mitha Bechar and<br>Ambalal Michabbhai.  | Trikamlal Keshavlal                               | .. | 0 26 |   |    | 11,000 | 9,778 | 24th June 1936.     |                                                                                         |
|----|-------------------------|-------------------------------------------------------------|---------------------------------------------------|----|------|---|----|--------|-------|---------------------|-----------------------------------------------------------------------------------------|
|    |                         |                                                             |                                                   |    | 0    | 9 | 10 |        |       |                     |                                                                                         |
| 8  | 117/4                   | Kumbhar Rama Tarbhovan .. ..                                | Nasirulhaq Haji Abdulhaq                          | .. | 1    | 5 | 0  | 1,900  | 8,444 | 21st October 1923.  |                                                                                         |
| 9  | 117/E or<br>117/4       | Nasirulhaq Haji Abdulhaq .. ..                              | Pirmohmed Basari ..                               | .. | 0    | 9 | 0  | 2,125  | 9,444 | 22nd January 1924   | .. Resale.<br>Before the bridge construction.                                           |
| 10 | 117/C/5                 | Bai Vijli widow of Mitha Bechar, and<br>Ambalal Michabbhai. | Khudabax Kadarbax and Habi-<br>bulla Abdulrehman. | .. | 0    | 9 | 0  | 2,000  | 8,889 | 16th April 1924.    |                                                                                         |
| 11 | 117/C/6                 | Kachra Dipchand .. ..                                       | Salamat Karim and Mahmud-<br>husen Mahmudumar.    | .. | 0    | 9 | 0  | 1,900  | 8,444 | 22nd April 1924     | .. Access from Nallia near tram line<br>along a 6' passage by the side of<br>the chawl. |
| 12 | 193 P.                  | Baya Raghunath Madhavdas and Chatur-<br>bhuj Madhavdas.     | Sheth Mangaldas Girdhardas ..                     | .. | 208  |   |    | 624    | 3     | 27th February 1927. | per sq. yd.                                                                             |

SHEHER KOTDA.

LEASES.

| Serial No. | Survey No.                           | Name of Lessor.                                                       | Name of Lessee.                                                          | Area.                        | Annual rent. | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.              | Remarks.                                                                                 |
|------------|--------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------|--------------|--------------------------------------------|----------------|--------------------|------------------------------------------------------------------------------------------|
| 1          | 2                                    | 3                                                                     | 4                                                                        | 5                            | 6            | 7                                          | 8              | 9                  | 10                                                                                       |
| 1          | 1 P.<br>D. Inam.<br>5 P.<br>D. Inam. | Keshavlal Nanubhai and others,<br>Managers of Karmuktswar<br>Mahadev. | Ramanlal Gorilhandas and<br>Narottam Lallubhai.                          | A. g.<br>3 7<br>0 30<br>3 37 | Rs.<br>7,500 | Rs. a. p.<br>6 9 0<br>per sq. yd.          | 5 years        | 8th June 1924      | Government assessment<br>is paid by the lessee.<br>The land is used as<br>timber godown. |
| 2          | 1 P.<br>D. Inam.<br>5 P.<br>D. Inam. | Do.                                                                   | Do.                                                                      | Sq. yds.<br>14,000<br>0 30   | 9,500        | 8 15 0                                     | Do.            | 3rd June 1929.     |                                                                                          |
| 3          | 5 P.<br>D. Inam.                     | Ramanlal Gordhan and Narot-<br>tam Lallubhai.                         | Sankalchand Atmaram                                                      | Sq. yds.<br>1,000            | 625          | 10 6 0                                     | Do.            | 22nd June 1924     | Government assessment<br>is paid by the lessee.<br>For timber godown.                    |
| 4          | 50 P.<br>Inam.                       | Bai Itchha widow of Chunilal<br>Magan.                                | Keshav Balu and Kalidas<br>Govind.                                       | 0 24                         | 160          | 4,450<br>per acre.                         | 99 years       | 19th April 1928    | For building chawls.<br>Government assessment<br>is paid by the lessee.                  |
| 5          | 61                                   | Kaku Ranchhod and Shanker<br>Kakubhai.                                | Keshav Balu                                                              | 1 8                          | 500          | 6,944                                      | Do.            | 2nd April 1924     | Access along Railway<br>line.                                                            |
| 6          | 66                                   | Vrijlal Gangaprasad                                                   | Parmanand Jagjivan                                                       | 1 2                          | 850          | 2 3 0<br>per sq. yd.                       | Perpetuity     | 1st October 1924.  |                                                                                          |
| 7          | 68<br>Inam.                          | Keshavlal Nanubhai, Manager,<br>Karmuktswar Mahadev.                  | Mahmadali Tyebali, Agent,<br>Ahmedabad Sultan Binch<br>Manufacturing Co. | 0 8                          | 51           | 4,250<br>per acre.                         | 6 years        | 3rd September 1928 | Renewal of old lease.                                                                    |

|    |                          |                                                |                                                                                            |                                           |       |                       |            |                    |                                                                                                   |
|----|--------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------|-------|-----------------------|------------|--------------------|---------------------------------------------------------------------------------------------------|
| 8  | 89<br>90/2<br>72         | Abdulkadar Nanamia and Mahamadhusen Kasambhai. | Parmanand Jagjiwandas                                                                      | 1 12<br>0 22<br>1 4<br>0 2<br>Kh.         | 946   | 5,256                 | Perpetuity | 10th November 1924 | Government assessment is paid by the lessee. Nagri Mill Survey No. 72 is 2' 6" higher than road.  |
| 9  | 90/1                     | Mohanlal Jamnadas                              | Do.                                                                                        | 3 0<br>0 26                               | 205   | 5,207                 | Do.        | 12th November 1924 | Government assessment is paid by the lessee.                                                      |
| 10 | 90/1<br>89<br>90/2<br>72 | Parmanand Jagjiwandas                          | Popatlal Harilal, Manager of Messrs. Popatlal Chimanlal & Co., Agents, The Mills Co., Ltd. | 0 26<br>1 12<br>0 22<br>1 4<br>0 2<br>Kh. | 1,601 | 7,311                 | Do.        | 4th April 1925.    |                                                                                                   |
| 11 | 111                      | Dahya Bapu and Matu widow of Tarbhovan Morar.  | Abdulkarim Subhrat and Mahmedsidik Abdulkari.                                              | 0 22                                      | 551   | 10,697                | 51 years   | 21st January 1924  | Before the bridge construction. For building chawls. Government assessment is paid by the lessee. |
| 12 | 114/A-2                  | Rammiklal Sunderrai and Chhabiray Balwantray.  | Girdhar Moti                                                                               | 0 17                                      | 240   | 9,412                 | 61 do.     | 3rd February 1926. |                                                                                                   |
| 13 | 199P                     | Raghnath Madhavdas                             | Girijashanker Parbhashanker, Proprietor of Girjashanker & Co.                              | 0 8                                       | 400   | 6 14 0<br>per sq. yd. | 7 do.      | 6th January 1927   | Built over after the lease.                                                                       |
| 14 | 199P                     | Do.                                            | Laxmishanker Harishanker, Proprietor of Girjashanker & Co.                                 | 0 8                                       | 500   | 8 10 0                | 51 do.     | 24th November 1929 | Lease renewed. Built over after the lease sub-leased for Rs. 600.                                 |
| 15 | 237/B P.                 | Mahmad Dosubhai                                | Laxmidas Nanji, Manager of the firm of Ladaekchand Oghad.                                  | 0 6                                       | 1,200 | 27 8 0                | 5 do.      | 11th May 1926      | Government assessment is paid by the Lessee. Very small area.                                     |

G. B. SOPARKAR,

Assistant Consulting Surveyor to Government,  
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# 2. DARLAPUR-KAZIPUR.

## SALES.

| Serial No. | Survey No.       | Name of Vendor.                      | Name of purchaser.                         | Area          | Consideration. | Rate per acre. | Date               | Remarks.                                                                                                                                      |
|------------|------------------|--------------------------------------|--------------------------------------------|---------------|----------------|----------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                | 3                                    | 4                                          | 5             | 6              | 7              | 8                  | 9                                                                                                                                             |
| 1          | 10/B/2           | Deva Mulji .. ..                     | Chhotalal Mahasukhram ..                   | A. g.<br>0 11 | Rs.<br>1,700   | Rs.<br>6,182   | 6th February 1928  | Consideration represents capitalization of original lease rent at 7 per cent. on main road.                                                   |
| 2          | 85/A             | Narmbhashanker Devshanker ..         | Rao Bhadur Keshavlal Girdharlal.           | 0 28          | 11,223         | 10,033         | 14th July 1924     | Open land.                                                                                                                                    |
| 3          | 85/A             | Rao Bahadur Keshavlal Girdharlal ..  | Govindlal Keshavlal ..                     | 0 28          | 7,623          | 10,890         | 14th March 1928    | Resale. Plot having frontage on Shahibagh road. Decline nearly 32 per cent. in 4 years.                                                       |
| 4          | 103/1            | Bai Mani widow of Bhajji Kashidas .. | Patel Mohanlal Narottamdas ..              | 0 34          | 650            | 765            | 28th January 1927  | East of Jehangirpura within Danger Zone. No building allowed.                                                                                 |
| 5          | 105              | Mohanlal Mulji .. ..                 | Maganlal Shamaldas and Gangaram Shamaldas. | 1 14          | 899            | 666            | 8th June 1926      | Do.                                                                                                                                           |
| 6          | 121/A/2<br>122/C | Bholabhai Jeshingbhai .. ..          | Anratlal Kalidas .. ..                     | 0 3½<br>1 12  | 8,000          | 5,766          | 11th February 1928 | Open land. Between relatives. Not true market value.                                                                                          |
| 7          | 122/A/2          | Maneklal Jethabhai .. ..             | Gordhandas Chunilal .. ..                  | 1 15½<br>0 35 | 14,293         | 16,335         | 11th February 1928 | Open. Has frontage on Shahibagh road. Purchased by vendor in 1919 at Rs. 7,045 per acre. (Survey Nos. 121 and 122.)                           |
| 8          | 122/A/1          | Do. .. ..                            | Anratlal Kalidas .. ..                     | 1 1           | 12,145         | 11,849         | 11th February 1928 | In the rear of above plot. Open. Has frontage on Shahibagh road. Purchase by vendor in 1919 at Rs. 7,045 per acre. (Survey Nos. 121 and 122.) |
| 9          | 134/B            | Motilal Hargovan .. ..               | Chamanlal Maganlal .. ..                   | 0 16          | 1,000          | 2,500          | 10th October 1924  | Open land.                                                                                                                                    |

|    |         |                                                            |    |                             |       |    |            |        |                    |                     |    |                                                                                                                                                                                                          |
|----|---------|------------------------------------------------------------|----|-----------------------------|-------|----|------------|--------|--------------------|---------------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 | 142     | Ambabai Sarabhai and others ..                             | .. | Govindlal Maneklal..        | ..    | 2  | 27         | 45,314 | 16,940             | 4th November 1928   | .. | Open. Bungalow under construction. 2' lower than the road. Purchaser wanted neighbourhood of Haridas Achratlal residing in Survey Nos. 163 and 164-B. Vendor purchased it in 1918 at Rs. 9,680 per acre. |
| 11 | 162/1   | C. M. Zaveri, 1st Class Sub-Judge, Ahmedabad.              | .. | Chinubhai Naranbhai         | ..    | 1  | 19         | 27,700 | 3-14-0 per sq. yd. | 28th January 1929   | .. | Public auction by Civil Court.                                                                                                                                                                           |
| 12 | 209/1   | Mahalaxmi widow of Chimanlal Lalbhai ..                    | .. | Chinubhai Lalbhai ..        | ..    | 6  | 11 84      | 75,020 | 11,922             | 28th August 1928.   | .. |                                                                                                                                                                                                          |
| 13 | 234/A   | Maneklal Amratlal ..                                       | .. | Sarabhai Dahyabhai          | ..    | 0  | 28         | 6,708  | 9,583              | 11th February 1924  | .. | Open.                                                                                                                                                                                                    |
| 14 | 234/B   | Do. ..                                                     | .. | Chhotatalal Parshotam       | ..    | 1  | 6          | 11,200 | 9,739              | 10th March 1924     | .. | Originally purchaser had taken this survey number on lease. There are rooms on the land but they were built by the purchaser himself as a lessee.                                                        |
| 15 | 278/B/1 | Somabhai Becharidas ..                                     | .. | Chandulal Chaturmal broker. | Share | 0  | 23 81      | 5,486  | 1-15-0 per sq. yd. | 24th July 1929      | .. | Open. Purchaser has a bungalow in Survey No. 278/C. Access on a Kattha nallia road. Vendor sold adjoining area to purchaser for a bungalow in 1919 at Rs. 7,130 per acre.                                |
| 16 | 295 P.  | Kachrabhai Laherabhai ..                                   | .. | Mulchand Maganlal           | ..    | 0  | 36½        | 2,000  | 2,192              | 2nd December 1926   | .. | Vendor purchased whole Survey No. 295 in 1919 at Rs. 2,953 per acre.                                                                                                                                     |
| 17 | 295 P.  | Bai Shakri wife of Motilal Dalsukh ..                      | .. | Navrojji Naservanji         | ..    | 1  | 33         | 4,000  | 2,192              | 11th September 1928 | .. | Open. Purchased for non-agricultural use.                                                                                                                                                                |
| 18 | 295 P.  | Vadital Dahyabhai ..                                       | .. | Do. ..                      | ..    | 0  | 36½        | 2,300  | 2,521              | 11th September 1928 | .. | Purchaser has also land, taken on lease in Survey No. 273 near 295.                                                                                                                                      |
| 19 | 295 P.  | Mulchand Maganlal ..                                       | .. | Do. ..                      | ..    | 0  | 36½        | 2,000  | 2,192              | 11th September 1928 | .. | Open. Survey No. 295 is lower than Survey No. 296.                                                                                                                                                       |
| 20 | 296     | Mulchand Asharam and others, trustees of Lalubhai Asharam. | .. | Do. ..                      | ..    | 14 | 14 Kh.0 21 | 43,100 | 2,807              | 25th December 1927  | .. | Adjoins Survey No. 295. Some rooms and Dhobighat constructed. Four feet higher than the surrounding land.                                                                                                |
|    |         |                                                            |    |                             |       | 14 | 35         |        |                    |                     |    |                                                                                                                                                                                                          |

| Serial No. | Survey No.                    | Name of Vendor.                        | Name of purchaser.                                        | Area                                  | Consideration.                           | Rate per acre.     | Date                | Remarks.                                                                                                         |
|------------|-------------------------------|----------------------------------------|-----------------------------------------------------------|---------------------------------------|------------------------------------------|--------------------|---------------------|------------------------------------------------------------------------------------------------------------------|
| 1          | 2                             | 3                                      | 4                                                         | 5                                     | 6                                        | 7                  | 8                   | 9                                                                                                                |
| 21         | 313 P.                        | Bai Shakri widow of Motilal Dalsukh    | Dr. Dhanjibhai Edalji Ankle-<br>swaria.                   | A. g.<br>0 34                         | Rs.<br>13,000<br>+ 19-10-0<br>per annum. | Rs.<br>15,679      | 28th November 1925  | Open. Assignment of a perpetual lease with premium.                                                              |
| 22         | 360/2                         | Govindlal Keshavlal                    | Parmanand Jagjivan                                        | 2 1<br>0 9                            | 2,500<br>+ 658<br>per annum.             | 5,985              | 27th September 1925 | Assignment of a perpetual lease. At the junction of the Dudheswar and Shahpur roads.                             |
| 23         | 371/2                         | Galaji Savaji                          | Dr. Dhanjisha Edalji Ankle-<br>swaria.                    | 0 23½                                 | 799                                      | 1,375              | 22nd November 1924  | Open. Near Distillery. Purchaser is the owner of the Distillery and has purchased the adjoining land.            |
| 24         | 371/1                         | Dhanaji Kuverji                        | Do.                                                       | 0 23½                                 | 1,000                                    | 1,702              | 11th July 1925      | Do.                                                                                                              |
| 25         | 395/A                         | Balu Mangal and Chhota Bapuji          | Sarvanandji Sukhynandji and Bai Shiva daughter of Ramgar. | 0 7                                   | 800                                      | 4,571              | 25th October 1926   | Open. Purchased for non-agricultural use. Has an access from the cart track.                                     |
| 26         | 406/B/2<br>406/D/1<br>406/D/2 | Kachrabhai Laherabhai                  | Dhobi Pirubhai Jumabhai                                   | 0 17<br>0 14<br>0 7                   | 7,000                                    | 7,368              | 21st February 1928  | Open. Frontage on the river road. Vendor purchased Survey No. 406/B/2 in 1919 at the rate of Rs. 6,000 per acre. |
| 27         | 403/A                         | Jenad bibi daughter of Muhammad Kasam. | Shivbharathi Ranchhodbharati                              | 0 38<br>1 3<br>0 6<br>road.<br>Kh.1 9 | 8,951                                    | 7,307              | 30th November 1925  | Frontage along the Dudheswar road. Contains shops and hotels and chawls behind.                                  |
| 28         | 433/3<br>433/5                | Mohanlal Himatlal                      | Somabhai Mulchand                                         | 0 20<br>0 11<br>½ part.               | 3,500                                    | 6,154              | 6th April 1926      | Open. Purchased for building a bungalow near his uncle.                                                          |
| 29         | 443 P.                        | Sarabhai Dahyabhai                     | Mangaldas Girhar                                          | Sq. yds.<br>200                       | 1,000                                    | 5<br>per sq. yd.   | 22nd June 1925      | Open. On main Dudheswar road.                                                                                    |
| 30         | 443/3                         | Jeshang Lilachand                      | Gokaldas Haridas                                          | 172                                   | 600                                      | 3 8<br>per sq. yd. | 26th October 1928   | Open.                                                                                                            |

DARIAPUR-KAZIPUR.

LEASES.

| Serial No. | Survey No. | Name of Lessor.  | Name of Lessee.     | Area.         | Annual rent. | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.              | Remarks. |
|------------|------------|------------------|---------------------|---------------|--------------|--------------------------------------------|----------------|--------------------|----------|
| 1          | 2          | 3                | 4                   | 5             | 6            | 7                                          | 8              | 9                  | 10       |
| 1          | 292/1      | Pranlal Bhogilal | Prabhatgar Mohangar | A. g.<br>0 18 | Rs.<br>144   | Rs.<br>5,354                               | 51 years       | 9th November 1927. |          |

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## 3. RAJPUR-HIRPUR.

## SALES.

| Serial No. | Survey No.   | Name of Vendor.                 | Name of Purchaser.                         | Area.           | Consideration. | Rate per acre. | Date.             | Remarks.                                                     |
|------------|--------------|---------------------------------|--------------------------------------------|-----------------|----------------|----------------|-------------------|--------------------------------------------------------------|
| 1          | 2            | 3                               | 4                                          | 5               | 6              | 7              | 8                 | 9                                                            |
|            |              |                                 |                                            | A. g.           | Rs.            | Rs.            |                   |                                                              |
| 1          | 111/2        | Gaurishanker Mayashanker ..     | Shakrabhai Ranchhod and Ramanlal Dahyalal. | 0 33            | 1,500          | 1,818          | 1st July 1927     | A chawl under construction.                                  |
| 2          | 128/B        | Hiraji Hormasji ..              | Ganesh Gordhan ..                          | 0 24            | 2,225          | 3,708          | 27th August 1926  | Contains about 36 rooms built over after purchase.           |
| 3          | 130/P        | Soma Ganesh ..                  | Ranchhod Pragji ..                         | 0 18            | 1,400          | 3,111          | 22nd May 1923     | A chawl built after purchase.                                |
| 4          | 130/2P       | Manchhi wife of Vasram Jetha .. | Nagar Morar ..                             | 0 8             | 825            | 4,125          | 30th July 1927.   |                                                              |
| 5          | 130/2P       | Nagar Morar ..                  | Soma Moti ..                               | 0 8             | 850            | 4,250          | 4th April 1929    | Resale.                                                      |
| 6          | 130          | Jivram Lallu ..                 | Dana Dhudha Dheel ..                       | 1 2             | 3,000          | 2,857          | 2nd April 1924    | Price paid higher because none was willing to sell to Dheda. |
| 7          | 130/1P       | Dana Dhudha ..                  | Soma Ganesh ..                             | 0 14            | 1,000          | 2,857          | 12th May 1924.    |                                                              |
| 8          | 136/4 Inami. | Parshottam Dalpat ..            | Maganlal Chhaganlal ..                     | 0 5<br>0 5<br>3 | 300<br>99      | 2,304          | 13th June 1923    | Very low. Has brick pits.                                    |
| 9          | 137/4 Inami. | Kachra Magha ..                 | Parwati wife of Ambaram Hari-<br>lbhai.    | 0 13            | 19             | 2,263          | 14th July 1923.   |                                                              |
| 10         | 137/4 Inami. | Parwati wife of Ambaram Hari .. | Dahya Nathubhai ..                         | 0 17            | 150            | 3,200          | 30th August 1929. |                                                              |
| 11         | 137/6 Inami. | Natha Havsha ..                 | Nagindas Jethabhai ..                      | 0 11            | 450            | 1,636          | 8th June 1927.    |                                                              |

|    |                     |                                  |    |    |                                                                            |                                            |                       |       |                         |                                  |    |                                                                                                                                                                   |
|----|---------------------|----------------------------------|----|----|----------------------------------------------------------------------------|--------------------------------------------|-----------------------|-------|-------------------------|----------------------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12 | 137/8               | Dahya Tarbhovan ..               | .. | .. | Nagindas Jethabhai and Nanalal alias Vadilal Jethalal.                     | 0                                          | 7½                    | 650   | 3,355                   | 15th January 1929.               | .. |                                                                                                                                                                   |
| 13 | 137/9 Inami.        | Tarbhovan Bechar ..              | .. | .. | Lallubhai Maganlal                                                         | 0                                          | 9                     | 500   | 4,000                   | 2nd November 1926                | .. | Sold 5 gunthas only.                                                                                                                                              |
| 14 | 137/12 Inami.       | Diwali w/o Dahya Gorlhan         | .. | .. | Ranchhod Chhagan                                                           | 0                                          | 4                     | 251   | 2,510                   | 30th July 1926                   | .. | Survey Nos. 136 and 137 both Inami lands originally belonged to Kumbhar Panch. Survey No. 137 was sub-divided and subsequently there were sales between Kumbhars. |
| 15 | 137/12P. Inami.     | Ranchhod Chhaganlal              | .. | .. | Bapuji Nathubhai and others                                                | 0                                          | 4                     | 251   | 2,510                   | 26th October 1926.               | .. |                                                                                                                                                                   |
| 16 | 139P.               | Nandlal Keshavlal ..             | .. | .. | Nurbhai Pirbhai ..                                                         | 2                                          | 35                    | 5,278 | 1,836                   | 21st April 1927                  | .. | Purchaser is a Dhole and dries cloth of Marsden Mill on the land.                                                                                                 |
| 17 | 144 149 Inami, 151. | Amirnia Shirajnia                | .. | .. | Haji Mahmadbhai Haji Chhotubhai G/o Kherunisha and Shardunisha and others. | 4 24<br>Kh. 0 3<br>3 28<br>Kh. 0 3<br>1 24 | 11,350                |       | 1,129                   | 20th March 1927                  | .. | Between relatives. Survey No. 149 is low.                                                                                                                         |
| 18 | 147                 | Mahmadhusen Shirojuddin          | .. | .. | Mahmad Chhotubhai G/o Abubakar Mahmadbhai.                                 | 10 2<br>1 20<br>Kh. 0 3                    | 2,401                 |       | 1,524                   | 28th June 1929.                  | .. |                                                                                                                                                                   |
| 19 | 248                 | Chimanlal Jethalal ..            | .. | .. | Trumbaklal Dolatram and others.                                            | 1 23<br>2 16                               | 1,125                 |       | 469                     | 19th July 1928.                  | .. |                                                                                                                                                                   |
| 20 | 249 445             | Bhogilal Gorlhan ..              | .. | .. | Jiwanlal Jeshanker Vakil                                                   | 3 10<br>1 7                                | 2,331                 |       | 527                     | 25th January 1928.               | .. |                                                                                                                                                                   |
| 21 | 250                 | Abubhai Nanubhai                 | .. | .. | Do.                                                                        | 4 17<br>1 24                               | 744                   |       | 465                     | 3rd March 1928                   | .. | Purchaser has to pay Rs. 700 as contribution under Manipur Town Planning Scheme in addition.                                                                      |
| 22 | 250P. 250P.         | Jiwanlal Jeshanker Vakil Do. do. | .. | .. | Manvantlal Dahyalal Dr. Mankad                                             | 0 15<br>1 44<br>Sq. yds. 1,620             | 1,199<br>1,599<br>925 |       | 3,197<br>1,110<br>2,764 | 4th December 1928 1929.<br>1929. | .. | Final Plot No. 145 of Manipur Town Planning Scheme. Comparatively large area in rear.                                                                             |

| Serial No. | Survey No.     | Name of Vendor.                             | Name of Purchaser.                                  | Area              | Consideration. | Rate per acre. | Date                | Remarks.                                                                                                                                                                     |
|------------|----------------|---------------------------------------------|-----------------------------------------------------|-------------------|----------------|----------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2              | 3                                           | 4                                                   | 5                 | 6              | 7              | 8                   | 9                                                                                                                                                                            |
| 23         | 321            | Chandulal Lalubhai ..                       | Ardeshir Doshabhai Wadia ..                         | A. g.<br>0 11     | Rs.<br>3,401   | Rs.<br>12,367  | 10th June 1924      | Vendor had purchased this Survey number at Rs. 9,818 per acre on 30th August 1920. Purchased for Fire temple in extension of an Ice Factory in Survey Nos. 318, 319 and 320. |
| 24         | 333<br>334     | Sankalchand Manilal and Gordhan Jethalal .. | Jayantilal Amratlal Agent,<br>Laxmi Cotton Mill.    | 0 4<br>4 0        | 15,000         | 3,659          | 23rd March 1923     | Sale of a former lease.                                                                                                                                                      |
| 25         | 343            | Shanabhai Chunilal ..                       | Ramanlal Chhotalal ..                               | 4 4               | 3,000          | 1,412          | 5th July 1929.      |                                                                                                                                                                              |
| 26         | 354            | Motilal Bapalal ..                          | Ahmedabad Municipality ..                           | 2 1<br>0 1        | 2,000          | 982            | 4th August 1927.    |                                                                                                                                                                              |
| 27         | 428/2/3        | Jethalal Balabhai ..                        | Abdulkarim Nur-Mahmad ..                            | 2,400<br>sq. yds. | 3,801          | 7,665          | 30th September 1924 | A Building constructed after purchase for keeping cattle.                                                                                                                    |
| 28         | 482 P.         | Pranshanker Narottamdas Vakil ..            | Narottam Kirpashankar ..                            | A. g.<br>0 1      | 90             | 3,600          | 1st October 1928.   |                                                                                                                                                                              |
| 29         | 536 P.         | Rama Ganesh ..                              | Kala Huka ..                                        | 0 2 1/2           | 200            | 3,200          | 8th June 1928. ..   | In the area under development.                                                                                                                                               |
| 30         | 540/2          | Chaka Gulab ..                              | Mafatlal Gopal ..                                   | 0 9               | 209            | 1,329          | 5th January 1928.   |                                                                                                                                                                              |
| 31         | 546/1<br>546/2 | Mafatlal Maganlal ..                        | Vithaldas Ishwar ..                                 | 4 32              | 5,000          | 1,042          | 21st October 1929   | Formerly leased to Sarangpur Cotton Mill (Vide please lease serial No. 9). The rent viz., Rs. 500 per acre is now received by the purchaser.                                 |
| 32         | 547            | Ishwarlal Bhudar ..                         | Sakaral Balabhai, Agent,<br>Sarangpur Cotton Mills. | 5 1<br>Kh. 0 4    | 7,500          | 1,463          | 22nd December 1927  | Flat and even. Purchased for Mill extension. Contains a dilapidated well.                                                                                                    |
| 33         | 553            | Mafat Maganlal ..                           | Shiva daughter of Chunilal Naran.                   | 5 5<br>0 14       | 400            | 1,143          | 16th December 1929. |                                                                                                                                                                              |

# RAJPUR-HIRPUR.

## LEASES.

| Serial No. | Survey No.     | Name of Lessor.                                                            | Name of Lessee.                                  | Area.                       | Annual rent. | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.               | Remarks.                                                                                                                                                             |
|------------|----------------|----------------------------------------------------------------------------|--------------------------------------------------|-----------------------------|--------------|--------------------------------------------|----------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2              | 3                                                                          | 4                                                | 5                           | 6            | 7                                          | 8              | 9                   | 10                                                                                                                                                                   |
| 1          | 113            | Panch of the Maniar people. Manager, Lalumia Nathumia.                     | Ranchhod Pragji                                  | A. g.<br>1 16<br>Kh. 0 18   | Rs.<br>400   | Rs.<br>3,803                               | 99 years       | 14th November 1929  | Near Silver Cotton Mill in Survey No. 105.                                                                                                                           |
| 2          | 109/2<br>124/2 | Prahlad Keshav                                                             | Jivabhai Mohanlal                                | 1 34<br>0 27<br>0 22        | 167          | 2,272                                      | Perpetuity     | 27th June 1928.     |                                                                                                                                                                      |
| 3          | 118            | Chhagan Patha                                                              | Parshotam Dalpat                                 | 1 9<br>0 34                 | 260          | 5,098                                      | Do.            | 22nd February 1926. |                                                                                                                                                                      |
| 4          | 125            | Mangal Gordhan                                                             | Ranchhod Pragji                                  | 1 8                         | 301          | 4,180                                      | Do.            | 22nd February 1930. |                                                                                                                                                                      |
| 5          | 137P<br>Inami. | Tarbhovan Bechar                                                           | Vadilal Bapuji and Govindlal Jethalal.           | 0 13                        | 45           | 2,300                                      | Do.            | 26th April 1927     | Open. Mills in adjoining Survey Nos. 142 and 135 originally Survey Nos. 136 and 137 belonged to Kumbhar Panch and were later subdivided. 13 Gunthas only are leased. |
| 6          | 538<br>541/2   | Bai Mani guardian of Asha                                                  | Harilal Jivabhai                                 | 0 31<br>0 24<br>1 15        | 216          | 2,618                                      | Do.            | 3rd February 1930.  |                                                                                                                                                                      |
| 7          | 540/1          | Govind Dharamdas                                                           | Shakrabhai Ranchhod                              | 1 1                         | 128          | 2,085                                      | Do.            | 23rd June 1927.     |                                                                                                                                                                      |
| 8          | 542<br>543     | Alarkhji Ishakji guardian of Mahmadsarif Alarkhji and Abdulrehman Alarakh. | Sakaral Balabhai, Agent, Sarangpur Cotton Mills. | 4 4<br>4 9<br>Kh. 0 1       | 1,801        | 3,595                                      | Do.            | 5th October 1927    | Frontage on the Nallia. (cartroad). For Sarangpur Cotton Mill No. 2. Has a frontage on Kankaria road.                                                                |
| 9          | 546/1/2        | Kashi daughter of Chhumil Naran.                                           | Do. do.                                          | 8 14<br>3 1<br>1 31<br>4 32 | 500          | 1,736                                      | Do.            | 16th August 1926    | For Sarangpur Cotton Mill. Contains the mill premises and a tank.                                                                                                    |

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## 4. ASARWA.

## SALES.

| Serial No. | Survey No.       | Name of Vendor.        | Name of Purchaser.                             | Area                  | Consideration. | Rate per acre. | Date.                | Remarks.                                                                                                                              |
|------------|------------------|------------------------|------------------------------------------------|-----------------------|----------------|----------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                | 3                      | 4                                              | 5                     | 6              | 7              | 8                    | 9                                                                                                                                     |
| 1          | 236/2<br>236/3   | Jeshang Nathuji ..     | Bapuji Banaji ..                               | A. g.<br>1 12<br>0 25 | Ra.<br>2,499   | 1,298          | 28th April 1924.     |                                                                                                                                       |
| 2          | 251/1<br>252/2   | Balabhai Ranchhod ..   | Sheth Navroji Naservanji ..                    | 1 37<br>1 6<br>1 2    | 3,903          | 1,774          | 5th November 1929    | For brick making.                                                                                                                     |
| 3          | 251/2<br>252/1   | Mohanlal Joitaram ..   | Do. ..                                         | 2 8<br>1 3<br>1 10    | 3,903          | 1,679          | 5th November 1929    | Do.                                                                                                                                   |
| 4          | 254/2<br>258/2/A | Chunilal Chhaganlal .. | Mansukhram Parbhudas and<br>Mafatal Parbhudas. | 2 13<br>0 37<br>0 29½ | 1,300          | 782            | 25th January 1926    | Do.                                                                                                                                   |
| 5          | 258/P            | Do. ..                 | Jeshang Hirschand ..                           | 1 26½<br>0 29½        | 700            | 949            | 25th January 1926    | Do.                                                                                                                                   |
| 6          | 298              | Parma Amba ..          | Ganesh Bhana ..                                | 1 22<br>3             | 351            | 680            | 18th September 1924. |                                                                                                                                       |
| 7          | 304              | Govindlal Panachand .. | Ganga Uka ..                                   | 1 13                  | 1,275          | 962            | 24th May 1926.       |                                                                                                                                       |
| 8          | 309              | Mohanlal Trikamlal ..  | Navroji Naservanji ..                          | 3 34                  | 4,000          | 1,039          | 31st May 1929        | For brick-making. Permission<br>however was not granted for brick<br>making in this Survey Number<br>as also Survey Nos. 313 and 314. |

| 9  | 311/1<br>311/2 | Moti Naran and Bai Sankli guardian of<br>Ambaram Sengha.                              | Punjabhai Nathubhai            | 0<br>0         | 36<br>36      | 2,405 | 1,336 | 20th June 1929     | .. | For brick making.                                                                                                      |
|----|----------------|---------------------------------------------------------------------------------------|--------------------------------|----------------|---------------|-------|-------|--------------------|----|------------------------------------------------------------------------------------------------------------------------|
| 10 | 314            | Dhiraj w/o Dalpatram Amulakh, and<br>Mohanal Chhotalal.                               | Navroji Naservanji             | 1              | 32            | 4,400 | 1,467 | 9th November 1928  | .. | For brick making. Permission not<br>granted.                                                                           |
| 11 | 315            | Atmaram Dalpat and Bai Itchha w/o<br>Mohan Hargovan as a guardian of Gokal<br>Dalpat. | Punjabhai Nathubhai            | 1              | 25            | 2,425 | 1,492 | 15th November 1923 | .. | For brick making.                                                                                                      |
| 12 | 316            | Dalpat Amulakh .. ..                                                                  | Do.                            | 1              | 24            | 1,475 | 922   | 17th January 1923  | .. | Do.                                                                                                                    |
| 13 | 317            | Ganesh Gordhan .. ..                                                                  | Do.                            | 3              | 9             | 1,000 | 310   | 2nd May 1929       | .. | For brick making. Already a brick<br>pit. Purchased for a brick kiln.<br>Surrounding lands belong to the<br>purchaser. |
| 14 | 318/1<br>319   | Nana Manchhram .. ..                                                                  | Punjabhai Nathubhai            | 1<br>2         | 28<br>7       | 7,000 | 1,807 | 16th March 1927    | .. | For brick making.                                                                                                      |
| 15 | 318/2<br>343/1 | Gordhandas Gulabdas .. ..                                                             | Navroji Naservanji             | 1<br>1<br>Kh.0 | 29<br>21<br>2 | 3,751 | 1,137 | 24th March 1927    | .. | Do.                                                                                                                    |
| 16 | 320            | Mohan Jotia and Ranchhod Dharandas .. ..                                              | Do.                            | 3<br>2         | 12<br>12      | 1,860 | 809   | 24th July 1924     | .. | Do.                                                                                                                    |
| 17 | 321/1<br>633   | Manlal Ishwar .. ..                                                                   | Do.                            | 2<br>0         | 3<br>1        | 1,941 | 924   | 4th July 1924 ..   | .. | Do.                                                                                                                    |
| 18 | 322            | Parshottam Motiram .. ..                                                              | Do.                            | 2<br>0         | 4<br>30       | 671   | 895   | 4th July 1924 ..   | .. | Do.                                                                                                                    |
| 19 | 330            | Bai Chanchal w/o of Ambaram Itchharam ..                                              | Hasumia Lalnia ..              | 2              | 9             | 2,000 | 900   | 25th June 1924     | .. | Do.                                                                                                                    |
| 20 | 330<br>329     | Abdulrehman Hasumia .. ..                                                             | Parshottam Nathalal and others | 2<br>2         | 9<br>8        | 1,481 | 335   | 31st August 1929   | .. | Sold after extraction of earth.                                                                                        |
|    |                |                                                                                       |                                | 4              | 17            |       |       |                    |    |                                                                                                                        |

| Serial No. | Survey No.       | Name of Vendor.                                   | Name of Purchaser.                                                        | Area                                         | Consideration. | Rate per acre. | Date.              | Remarks.                                                                                                                                                                                                                                                  |
|------------|------------------|---------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------|----------------|----------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                | 3                                                 | 4                                                                         | 5                                            | 6              | 7              | 8                  | 9                                                                                                                                                                                                                                                         |
| 21         | 339/1 Inami. 341 | Damodar Sankleswar                                | Bhikubhai Nanubhai and Ashok Mills.                                       | A. g.<br>5 18<br>Kh. 0 12<br>2 25<br>Kh. 0 4 | Rs.<br>7,601   | Rs.<br>897     | 6th April 1926     | Survey No. 339/1 is a brick pit in the rear about 4' deep. Only an area of about 1 acre 6 gunthas is not excavated. Purchased for dhobi ghat and chawls. Sale very cheap as vendor was in need of money. Vendor had purchased these lands for Rs. 30,000. |
| 22         | 344 345          | Ratilal Jannadas                                  | Punjabhai Nathubhai                                                       | 1 18<br>3 2<br>Kh. 0 2<br>Pit 4 22           | 6,295          | 1,383          | 2nd May 1929       | For brick making. Survey No. 344 is low and 1' deep. Survey No. 345 is flat and even.                                                                                                                                                                     |
| 23         | 384              | Kestavlal Maganlal                                | Ranchhod Bhagwan, Maganlal Bhagwan and Anaram Chhaganlal.                 | 2 36                                         | 5,255          | 1,812          | 1st December 1928  | For brick making.                                                                                                                                                                                                                                         |
| 24         | 395 396          | Ranchhodlal Amratlal                              | Sanabhai Bopalal                                                          | 1 5<br>2 33                                  | 2,000          | 506            | 8th April 1924     | No access from the main road.                                                                                                                                                                                                                             |
| 25         | 403              | Keshavlal Mulchand and Bai Jamna w/o Mulji Kuber. | Sheth Mangaldas Girdharlal, President, Ahmedabad Sankat Nivaran Fund.     | 3 38<br>3 24                                 | 4,200          | 1,167          | 13th December 1927 | For earth extraction during floods.                                                                                                                                                                                                                       |
| 26         | 412/2            | Shivlal Ishwardas                                 | Vijay Mills Co. Ltd., Agents, Shegh.                                      | 0 34                                         | 1,600          | 1,882          | 3rd May 1929       | For Vijay Mill.                                                                                                                                                                                                                                           |
| 27         | 414              | Bai Taramati daughter of Narshilal Gulab-ray.     | Patel Visabhai Jiwadas                                                    | 5 27                                         | 5,800          | 1,022          | 20th December 1926 | Leased to Vijay Mills (Please vide lease No. 5).                                                                                                                                                                                                          |
| 28         | 415/2            | Maganlal Haribhai                                 | Vijay Mills Co. Ltd., Agents, Sheth Haridas Amratlal and Nanddas Haridas. | 0 29                                         | 3,000          | 4,138          | 3rd May 1929       | For Vijay Mill.                                                                                                                                                                                                                                           |

|    |                                            |                                                                                                            |    |                                                |   |    |        |       |                      |    |                                                                                                                                                            |
|----|--------------------------------------------|------------------------------------------------------------------------------------------------------------|----|------------------------------------------------|---|----|--------|-------|----------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29 | 415/1                                      | Chhotalal Bhagwan                                                                                          | .. | Bai Mani daughter of Uka Nathu.                | 0 | 28 | 2,800  | 4,000 | 24th October 1929.   | .. | Higher than the Naroda road.                                                                                                                               |
| 30 | 423/2                                      | Parshottam Manilal, Ranchhod Manilal, Hirajal Trikamlal, heirs of Dahyabhai Motilal and Manilal Trikamlal. | .. | Ashok Mills Co., Ltd.                          | 1 | 11 | 3,201  | 2,511 | 20th December 1926   | .. |                                                                                                                                                            |
| 31 | 428/3 P.                                   | Dahyabhai Ranchhod                                                                                         | .. | Lallu Narshi                                   | 0 | 21 | 475    | 905   | 15th September 1927  | .. | Leased afterwards to the Commercial Mills.                                                                                                                 |
| 32 | 428/3/P                                    | Dahyabhai Ranchhod and Manilal Somath.                                                                     | .. | Do.                                            | 0 | 21 | 400    | 762   | 22nd September 1927  | .. | Do. do.                                                                                                                                                    |
| 33 | 437/A/1<br>442<br>451<br>452<br>453<br>454 | Manilal Mohanlal, Sarabhai Mohanlal, Mayabhai Mohanlal and Chandulal Karsan-das.                           | .. | Sheth Narottam Lalbhai                         | 0 | 38 | 30,000 | 2,362 | 25th August 1927     | .. | For New Raipur Mill. Survey No. 437/A/1 has frontage on main road and is nearly one foot higher. Survey No. 454 is about 2 feet lower than Survey No. 452. |
| 34 | 437/2<br>437/3                             | Ramanlal Amratlal                                                                                          | .. | Do.                                            | 1 | 0  | 7,300  | 3,518 | 10th January 1928    | .. | For New Raipur Mill. Same level as road. No frontage.                                                                                                      |
| 35 | 455<br>Inami.                              | Natver Lallubhai                                                                                           | .. | Do.                                            | 2 | 3  | 7,000  | 1,685 | 3rd October 1927     | .. | Lower than Survey No. 452 by nearly 1 foot and has a pit in the middle on average 18 inches deep.                                                          |
| 36 | 461/2                                      | Lala Sana                                                                                                  | .. | Vahla Karsan                                   | 0 | 13 | 320    | 985   | 16th September 1923. | .. |                                                                                                                                                            |
| 37 | 465                                        | Lalbhai Maganlal and Ratilal Harilal                                                                       | .. | Lala Soma                                      | 2 | 18 | 1,301  | 531   | 22nd November 1928.  | .. |                                                                                                                                                            |
| 38 | 481/2                                      | Dhula Bechar, Shanker Magan, minor Dahya Magan, Keshavlal Magan, Manilal Maganlal as guardian.             | .. | Munir Abdulhusen guardian Abdulhusen Jivabhai. | 0 | 33 | 1,225  | 1,485 | 8th December 1926.   | .. | Rate paid higher than market value as purchaser owns surrounding lands in Survey Nos. 468/A, 468/B, 469, 471, 481/3 etc.                                   |
| 39 | 528<br>529                                 | Damodar Sankleswar                                                                                         | .. | Kasturbhai Lalbhai                             | 2 | 12 | 6,500  | 1,595 | 29th March 1927      | .. | Flat, even and open land. Purchased for Ashok Mill.                                                                                                        |
| 40 | 530                                        | Hirachand Kashidas                                                                                         | .. | Parshottam Motiram                             | 4 | 3  | 5,000  | 1,492 | 23rd April 1926.     | .. |                                                                                                                                                            |

| Serial No. | Survey No.             | Name of Vendor.                                                                   | Name of Purchaser.                       | Area.                    | Consideration. | Rate per acre. | Date.              | Remarks.                                                |
|------------|------------------------|-----------------------------------------------------------------------------------|------------------------------------------|--------------------------|----------------|----------------|--------------------|---------------------------------------------------------|
| 1          | 2                      | 3                                                                                 | 4                                        | 5                        | 6              | 7              | 8                  | 9                                                       |
| 41         | 542                    | Lalabhai Hargovan, Jekishan Jethabhai, Trikamal Jethabhai and Ramanlal Chamanlal. | Narandas Bhikhabhai                      | A. g.<br>2 30<br>Kh. 0 8 | Rs.<br>6,500   | 2,204          | 15th May 1926 ..   | For earth extraction.                                   |
| 42         | 542                    | Naran Bhikhabhai ..                                                               | Punjabhai Nathubhai                      | 2 38<br>2 30<br>Kh. 0 8  | 6,500          | 2,204          | 6th June 1926 ..   | Resale.                                                 |
| 43         | 598/A/2                | Chamanlal Motilal ..                                                              | Manilal Mohanlal ..                      | 2 38<br>0 20<br>Kh. 0 2  | 1,900          | 3,455          | 19th June 1925.    |                                                         |
| 44         | 671                    | Jivanlal Harjivan ..                                                              | Mangaldas Hargovan                       | 0 22<br>3 21<br>Kh. 0 2  | 2,000          | 559            | 14th July 1924.    |                                                         |
| 45         | 687/P                  | Natverlal Asharam                                                                 | The Arun Mills ..                        | 3 23<br>1 18<br>Kh. 0 10 | 900            | 529            | 7th June 1923 ..   | Vendor in need of money.                                |
| 46         | 689                    | Ramnaryan Ramrupdasji ..                                                          | The Ashok Mills Ltd.                     | 1 28<br>3 21<br>Kh. 0 1  | 3,725          | 1,049          | 3rd February 1928  | Low land. Survey No. 689 is Inam land.                  |
| 47         | 690/3<br>692<br>Inami. | Hariprasad Maganlal                                                               | The Arun Mills ..                        | 3 22<br>0 20<br>1 14     | 2,250          | 1,216          | 10th February 1923 | Survey No. 690/3 is a brick pit. Survey No. 692 is low. |
| 48         | 706/1                  | Ratan w/o Lilaji Samataji                                                         | Abdulvahej alias Babubhai Mahomed Jalur. | 1 34<br>2 15<br>Kh. 0 1  | 1,300          | 542            | 21st June 1928.    |                                                         |

## ASARWA.

## LEASES.

| Serial No. | Survey No.          | Name of Lessor.                                  | Name of Lessee.                                                 | Area.                               | Annual rent. | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.              | Remarks.                                                                                                         |
|------------|---------------------|--------------------------------------------------|-----------------------------------------------------------------|-------------------------------------|--------------|--------------------------------------------|----------------|--------------------|------------------------------------------------------------------------------------------------------------------|
| 1          | 2                   | 3                                                | 4                                                               | 5                                   | 6            | 7                                          | 8              | 9                  | 10                                                                                                               |
| 1          | 122                 | Shambhu Soma ..                                  | Tejaji Meghaji ..                                               | A. g.<br>1 29                       | Rs.<br>241   | Rs.<br>2,328                               | Perpetuity     | 11th July 1929.    |                                                                                                                  |
| 2          | 401/1               | Patel Lilachand Anthachand ..                    | The Vijay Mills Co. Ltd.,<br>Agent, Sheth Nanddas Hari-<br>das. | 1 6                                 | 130          | 1,884                                      | Do.            | 30th May 1929.     |                                                                                                                  |
| 3          | 401/2               | Ishwar Vasandas and Khodidas<br>Shankerdas.      | Do. do. ..                                                      | 2 23                                | 283 8        | 1,835                                      | Do.            | 31st May 1929.     |                                                                                                                  |
| 4          | 402<br>404<br>405   | Haribhai Bajidas and Manilal<br>Haribhai.        | Do. do. ..                                                      | 2 27<br>2 37<br>2 7                 | 897          | 1,922                                      | Do.            | 30th May 1929.     |                                                                                                                  |
| 5          | 412/1<br>413<br>414 | Visabhai Jivadas ..                              | Do. do. ..                                                      | 7 31<br>0 34<br>2 27<br>5 27<br>9 8 | 1,485        | 2,690                                      | Do.            | 29th May 1929.     |                                                                                                                  |
| 6          | 421                 | Bai Chanchal daughter of Moti-<br>lal Bhaichand. | Sheth Narottambhai Parshot-<br>tambhai.                         | 7 18<br>0 5<br>7 23                 | 1,001        | 2,202                                      | Do.            | 21st December 1927 | For Arun Mill. Has an<br>access through a Nallia.<br>Originally low but<br>levelled filled up and<br>raised now. |

| Serial No. | Survey No.                                       | Name of Lessor.                                                                                                                                                                                               | Name of Lessee.        | Area.                                                                     | Annual rent. | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.              | Remarks.                 |
|------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------|--------------|--------------------------------------------|----------------|--------------------|--------------------------|
| 1          | 2                                                | 3                                                                                                                                                                                                             | 4                      | 5                                                                         | 6            | 7                                          | 8              | 9                  | 10                       |
| 7          | 425/3<br>426<br>427<br>428/1/2<br>433/2<br>664/C | Chandulal Karsandas, Hiralal Karsandas, Chamanlal Karsandas, Manilal Mohanlal, Shantilal Mohanlal, Mayabhai Mohanlal, Lallu Narshi, Chumilal Havji, Chamanlal Ranchhod and Bai Parsan wife of Chumilal Havji. | Sheth Ratilal Nathalal | A. g.<br>1 32<br>1 36<br>4 39<br>3 37<br>Kh. 0 2<br>6 18<br>0 15<br>19 19 | Rs.<br>4,574 | Rs.<br>3,914                               | Perpetuity     | 2nd November 1927  | For New Commercial Mill. |
| 8          | 428/3                                            | Lala Narshi                                                                                                                                                                                                   | Do.                    | 1 2                                                                       | 138          | 2,191                                      | Do.            | 7th November 1927. |                          |
| 9          | 434<br>438<br>440<br>433/1<br>433/3              | Gator Galabdas and Manilal Shanker.                                                                                                                                                                           | Sheth Narottam Lalbhai | 2 21<br>1 12<br>1 19<br>0 14<br>0 3<br>5 29                               | 610          | 1,776                                      | Do.            | 22nd August 1927   | For New Raipur Mills.    |
| 10         | 439                                              | Ishwar Vasandas                                                                                                                                                                                               | Do.                    | 1 15                                                                      | 156          | 1,891                                      | Do.            | 22nd August 1927   | Do.                      |
| 11         | 441/2                                            | Kantilal Khushal                                                                                                                                                                                              | Do.                    | 0 39                                                                      | 104          | 1,777                                      | Do.            | 22nd August 1927   | Do.                      |
| 12         | 441/3<br>441/4                                   | Kevaldas Lalubhai                                                                                                                                                                                             | Sheth Narottam Lalbhai | 0 38<br>0 1<br>Kh. 0 1<br>1 0                                             | 104          | 1,733                                      | Do.            | 22nd August 1927   | Do.                      |
| 13         | 441/1<br>456/1                                   | Shanta, daughter of Hirao and.                                                                                                                                                                                | Do.                    | 0 39<br>1 23<br>2 22                                                      | 272          | 1,777                                      | Do.            | 22nd August 1927   | Do.                      |

|    |                                      |                                                           |    |                                                              |    |                                           |     |       |            |    |                   |    |                                                                                                                                                                                                                                                                                                                                                                                         |
|----|--------------------------------------|-----------------------------------------------------------|----|--------------------------------------------------------------|----|-------------------------------------------|-----|-------|------------|----|-------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14 | 441/5<br>456/2                       | Parshotam Hirachand                                       | .. | Sheth Narottam Lalbhai                                       | .. | 0 37<br>1 20                              | 259 | 1,780 | Perpetuity | .. | 22nd August 1927  | .. | For New Raipur Mill.                                                                                                                                                                                                                                                                                                                                                                    |
| 15 | 458/A<br>458/B                       | Chinubhai Khodidas alias Bhogilal, Guardian Bai Chanchal. | .. | Lallubhai Chandulal                                          | .. | 2 17<br>2 16<br>2 20                      | 450 | 1,531 | Do.        | .. | 7th April 1923    | .. | For chawls.                                                                                                                                                                                                                                                                                                                                                                             |
| 16 | 482/2                                | Girdhar Bhagwan                                           | .. | Fulchand Mulchand                                            | .. | 4 36<br>1 22<br>0 4                       | 431 | 4,350 | 25 years.  | .. | 28th October 1929 | .. | For buildings. Very high rent paid for chawls.                                                                                                                                                                                                                                                                                                                                          |
| 17 | 521/A<br>523<br>564<br>560<br>Inami. | Bai Parvati, w/o Jasubhai Revashanker.                    | .. | Bhatt Someswar Jivram, Proprietor of Umreth Hosiery Factory. | .. | 1 26<br>0 21<br>1 9<br>0 12<br>2 1<br>4 3 | 863 | 3,550 | Do.        | .. | 24th January 1929 | .. | Very low. Survey Nos. 521/A and 523 are nearly 2½ feet lower than the Naroda Road and 18 inches lower than Survey No. 522, earth having been extracted. Survey Nos. 560 and 564 have the same level as Survey No. 523. Survey No. 560 has been filled over after the lease. Abundant brick pits. Factory built in Survey No. 560 having been removed here from Gomtipur in great haste. |
| 18 | 533/1<br>534/2                       | Parshotam Motiram                                         | .. | Chandulal Rupchand                                           | .. | 0 29<br>0 28<br>1 17                      | 272 | 3,183 | 99 years   | .. | 24th October 1929 | .. | On same level as Naroda Road.                                                                                                                                                                                                                                                                                                                                                           |
| 19 | 533/2<br>534/3                       | Atmaram Moti                                              | .. | Do.                                                          | .. | 0 29<br>0 35<br>1 24                      | 365 | 3,177 | 99 years   | .. | 24th October 1929 | .. | Do.                                                                                                                                                                                                                                                                                                                                                                                     |
| 20 | 533/3<br>534/1                       | Naran Moti                                                | .. | Do.                                                          | .. | 0 34<br>0 27<br>1 21                      | 290 | 3,169 | 99 years   | .. | 24th October 1929 | .. | Do.                                                                                                                                                                                                                                                                                                                                                                                     |

| Serial No. | Survey No.                               | Name of Lessor.                                                      | Name of Lessee.                                        | Area.                                             | Annual rent. | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.               | Remarks.                                                                                                                                                                                                                                                                                                                                                                 |
|------------|------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------|--------------|--------------------------------------------|----------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                                        | 3                                                                    | 4                                                      | 5                                                 | 6            | 7                                          | 8              | 9                   | 10                                                                                                                                                                                                                                                                                                                                                                       |
| 21         | 563                                      | Bechar Nathabhai                                                     | Tribhovan Harjibhai                                    | A. g.<br>1 32<br>0 15<br>Kh.                      | Rs.<br>261   | Rs.<br>2,000                               | Perpetuity     | 22nd November 1929. |                                                                                                                                                                                                                                                                                                                                                                          |
| 22         | 693                                      | Chinubhai Khodidas alias Bhojilal, guardian Bai Chanchal.            | Narottambhai Parshotambhai for Arun Mill.              | 2 7<br>3 19<br>0 2<br>Kh.                         | 330          | 1,560                                      | 99 years       | 22nd February 1928  | Survey No. 693 has been excavated by the mill for brick pits. Rate higher than average market value because of the proximity to the Ashok mill which was a necessity for convenience of supervision and management as the Arun mill belongs to the nephew of the agent of the Ashok mills. Arun Mill owns Survey Nos. 382, 407, 410/2 and 411 but they are further away. |
| 23         | 694P<br>695/3<br>695/5<br>696/3          | Nana Somnath                                                         | Do. do.                                                | 3 21<br>1 6<br>1 12<br>0 3<br>0 1<br>0 38         | 388          | 1,847                                      | Perpetuity     | 22nd November 1927. |                                                                                                                                                                                                                                                                                                                                                                          |
| 24         | 695/1<br>694/4<br>695/5<br>694P<br>696/1 | Keshavlal Somnath                                                    | Do. do.                                                | 3 20<br>0 18<br>0 33<br>0 3<br>0 1<br>1 6<br>0 39 | 388          | 1,847                                      | Do.            | Do.                 |                                                                                                                                                                                                                                                                                                                                                                          |
| 25         | 695/2<br>695/5<br>695/6<br>696/2         | Jeshang Somnath                                                      | Do. do.                                                | 3 20<br>0 14<br>0 3<br>0 1<br>0 37<br>0 38        | 259          | 1,857                                      | Do.            | 22nd December 1927. |                                                                                                                                                                                                                                                                                                                                                                          |
| 26         | 712                                      | Bai Parwati, guardian of Ramanlal Maganlal and Kanaiyalal Parshotam. | Sheth Nanddas Haridas, Agent, The Vijay Mills Co. Ltd. | 2 13<br>6 27                                      | 642          | 1,603                                      | Do.            | 31st May 1929.      |                                                                                                                                                                                                                                                                                                                                                                          |

G. B. SOPARKAR,

Assistant Consulting Surveyor to Government,  
Ahmedabad.

# 5. RAKHIAL.

## SALES.

| Serial No. | Survey No.           | Name of Vendor.           | Name of Purchaser. | Area.                          | Consideration. | Rate per acre. | Date.              | Remarks.                                                                                                                             |
|------------|----------------------|---------------------------|--------------------|--------------------------------|----------------|----------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                    | 3                         | 4                  | 5                              | 6              | 7              | 8                  | 9                                                                                                                                    |
| 1          | 6                    | Ganibhai Shekhhai         | ..                 | A. g.<br>0 26                  | Rs.<br>3,250   | Rs.<br>5,000   | 1st August 1923    | Purchaser has built over chawls after purchase. In developed locality containing shops in Survey Nos. 5, 6, 472, 486, 487, 488, etc. |
| 2          | 43/3                 | Bhikha Ambashanker        | ..                 | 0 35                           | 4,000          | 4,571          | 25th November 1927 | Price paid comparatively higher as the land adjoins the crèche of the mill premises.                                                 |
| 3          | 52/1<br>52/2<br>52/3 | Atmaram Magantai          | ..                 | 0 8<br>4 10<br>0 14<br>Kh. 0 1 | 5,000          | 1,108          | 6th July 1927 ..   | Leased to the Vikram mill.                                                                                                           |
| 4          | 71/1                 | Sakaral Ghelabhai         | ..                 | 1 38                           | 3,391          | 1,739          | 26th August 1927   | For brick kiln.                                                                                                                      |
| 5          | 73                   | Parshottam Vrajbhukhandas | ..                 | 7 32<br>Kh. 0 14               | 10,801         | 1,325          | 16th April 1925    | Do.                                                                                                                                  |
| 6          | 73 P.                | Parbhuram Dayashanker     | ..                 | 8 6<br>6 28<br>Kh. 0 14        | 11,000         | 1,560          | 15th August 1925   | For brick kiln.                                                                                                                      |
| 7          | 73 P.                | Do. ..                    | ..                 | 1 4                            | 1,725          | 1,568          | 15th August 1925   | Do.                                                                                                                                  |

| Serial No. | Survey No.                 | Name of Vendor.                                                          | Name of Purchaser.                           | Area.                                         | Consideration. | Rate per acre. | Date.               | Remarks.                                          |
|------------|----------------------------|--------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------|----------------|----------------|---------------------|---------------------------------------------------|
| 1          | 2                          | 3                                                                        | 4                                            | 5                                             | 6              | 7              | 8                   | 9                                                 |
| 8          | 73 P.                      | Sankalchand Moti ..                                                      | ..                                           | A. g.<br>0 23                                 | Rs. 485        | Rs. 843        | 20th June 1929      | Rate low because of pits due to earth extraction. |
| 9          | 74<br>79/1<br>79/3<br>79/4 | Atmaram Magan and Bai Shivi guardians of Ambaram Janna and Chaman Janna. | Gangaram Gordhandas Kumbhar.                 | 1 12<br>Kh. 0 1<br>0 35<br>1 4<br>0 28<br>4 0 | 5,725          | 1,431          | 16th January 1923   | For brick kiln.                                   |
| 10         | 204/3                      | Lallu Keshavlal ..                                                       | Kumbhar Bechar Kalidas ..                    | 0 28                                          | 595            | 850            | 27th January 1923.  |                                                   |
| 11         | 235                        | Joitaram Hemchand and Dahyabhai Joitaram.                                | Krishnarao Laxmanrao and Tulsiram Laxmanrao. | 2 14                                          | 2,500          | 1,064          | 9th December 1929   | Building permission applied for.                  |
| 12         | 249                        | Chhotalal Parshottam ..                                                  | Vadilal Girdhar ..                           | 2 35<br>Kh. 0 1<br>2 36                       | 2,000          | 690            | 16th September 1926 | Leased to Monogram Mill.                          |
| 13         | 251                        | Ranehdod Rajji ..                                                        | Karsundas Atmaram ..                         | 4 36<br>Kh. 0 4<br>5 0                        | 2,751          | 550            | 17th June 1927      | Leased to Monogram Mill.                          |
| 14         | 295/1                      | Bai Lalita guardian of Chaman Parshottam and Raman Parshottam.           | Jethalal Gordhandas ..                       | 1 36                                          | 951            | 501            | 14th July 1928      | For brick kiln.                                   |

|    |                                         |                                                                       |    |                                         |    |                                                |       |       |                     |    |                                                                                             |
|----|-----------------------------------------|-----------------------------------------------------------------------|----|-----------------------------------------|----|------------------------------------------------|-------|-------|---------------------|----|---------------------------------------------------------------------------------------------|
| 15 | 295/2                                   | Atmaram Kasachand                                                     | .. | Do.                                     | .. | 1 30                                           | 1,151 | 658   | 13th June 1929      | .. | Open land purchased for brick kiln.                                                         |
| 16 | 296/1                                   | Bai Lalita guardian of Chamap Parshottam and Raman Parshottam.        | .. | Lallubhai Gordhandas                    | .. | 1 37                                           | 800   | 416   | 4th March 1927      | .. | For brick kiln.                                                                             |
| 17 | 296/2<br>297<br>353                     | Kaku Daji                                                             | .. | Kumbhar Jethalal Gordhandas             | .. | 2 24<br>2 39<br>1 20<br>7 3                    | 3,000 | 424   | 26th March 1925     | .. | Do.                                                                                         |
| 18 | 309                                     | Amaram Jannadas                                                       | .. | Jummabhai Pirbhai                       | .. | 3 33                                           | 3,500 | 915   | 28th January 1928   | .. | Contains residential chawls built over after purchase.                                      |
| 19 | 311/3/2                                 | Devji Keval                                                           | .. | Narottam Kirpashanker                   | .. | 1 6                                            | 500   | 435   | 12th January 1929   | .. | For brick kilns.                                                                            |
| 20 | 314/10                                  | Bai Kanku w/o Jadav Amichand                                          | .. | The Anant Mills Co., Ltd.               | .. | 1 4                                            | 2,000 | 1,818 | 2nd December 1929   | .. | Premises for the Anant Mill have not been constructed.                                      |
| 21 | 388<br>389/1<br>390/1<br>390/2<br>423/2 | Bai Mahalaxmi w/o Mafatlal Kakalbhai                                  | .. | Dahyabhai Khushaldas and Kachra Bapuji. | .. | 4 17<br>0 11<br>2 34<br>Kh. 0 3<br>0 6<br>7 31 | 7,281 | 936   | 5th November 1928   | .. | For brick kilns.                                                                            |
| 22 | 412                                     | Bai Mani guardian of Bhanuprasad Chhaganlal and Parmodrai Chhaganlal. | .. | Ganesh Gordhandas                       | .. | 6 26                                           | 6,361 | 957   | 11th February 1928  | .. | Do.                                                                                         |
| 23 | 429/2<br>430/3                          | Maganlal Kishordas                                                    | .. | Amaram Devjibhai                        | .. | 1 10<br>1 20<br>2 30                           | 1,499 | 545   | 30th November 1927  | .. | Do.                                                                                         |
| 24 | 483/B-2                                 | Jagabhai Mansukhram                                                   | .. | Kadia Govindbhai Kalidas                | .. | 0 36                                           | 1,400 | 1,555 | 18th February 1927. | .. | In front of Purchaser's hosiery factory in Survey No. 484.                                  |
| 25 | 486/2                                   | Balabhai Ambaram and Dahyabhai Khushalam.                             | .. | Chimanlal Chunilal Dalal                | .. | 0 24                                           | 3,615 | 6,025 | 23rd June 1924      | .. | Open. A right access to Survey No. 488/3 containing Khodiar Mata is reserved by the Vendor. |
| 26 | 488/A-1                                 | Vrijlal Pochalal                                                      | .. | Dahyabhai Mohanlal                      | .. | 4 10                                           | 8,500 | 2,000 | 7th February 1929   | .. |                                                                                             |

**RAKHAL.**  
**LEASES.**

| Serial No. | Survey No.                  | Name of Lessor.                                                                           | Name of Lessee.                    | Area.                                                              | Annual rent.    | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.           | Remarks.                                                             |
|------------|-----------------------------|-------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------|-----------------|--------------------------------------------|----------------|-----------------|----------------------------------------------------------------------|
| 1          | 2                           | 3                                                                                         | 4                                  | 5                                                                  | 6               | 7                                          | 8              | 9               | 10                                                                   |
| 1          | 30<br>31<br>32<br>33        | Garibdas Vishramdas                                                                       | ..                                 | A. 5 34<br>Kh. 0 2                                                 | Rs. a.<br>699 0 | Rs.<br>996                                 | Perpetuity     | 17th June 1926  | For extension in rear of the lessee's factory. Adjoins a grave-yard. |
| 2          | 45/A<br>50/2                | Shiva Jannadas ..                                                                         | Sheth Ramanlal Lallubhai for mill. | 11 28<br>1 27<br>1 6<br>Kh. 0 6                                    | 448 0           | 2,510                                      | Do.            | 23rd March 1928 | For Mill.                                                            |
| 3          | 46/3<br>47<br>50/1<br>46/2P | Fakirbhai Ambaram, Guardian of Shakra Bogha and Chhanna Bogha and Fakirbhai Ambaram self. | Do.                                | 2 39<br>0 32<br>1 3<br>1 11<br>Kh. 0 2<br>0 1 1 1/2<br>Kh. 0 1 1/2 | 449 0           | 2,283                                      | Do.            | Do.             | Do.                                                                  |
| 4          | 48<br>44<br>46/1<br>46/2P   | Garibdas Vishramdas                                                                       | Do.                                | 3 11<br>1 2<br>1 7<br>1 17<br>0 1<br>Kh. 0 1                       | 552 8           | 2,488                                      | Do.            | 16th April 1928 | Do.                                                                  |
|            |                             |                                                                                           |                                    | 3 28                                                               |                 |                                            |                |                 |                                                                      |

|    |                                |                                                               |                                               |                                           |         |       |     |    |                     |    |                                                                                                                                                                                                                        |
|----|--------------------------------|---------------------------------------------------------------|-----------------------------------------------|-------------------------------------------|---------|-------|-----|----|---------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5  | 49P                            | Manilal Lalubhai and others ..                                | Sheth Ramanlal Lalubhai ..                    | 2 12                                      | 230 0   | 1,667 | Do. | .. | 10th May 1928       | .. | Grave-yard and uneven land.                                                                                                                                                                                            |
| 6  | 52/1<br>52/2<br>52/3P          | Parshotam Amthabhai ..                                        | Do.                                           | 0 8<br>4 10<br>Kh. 0 1<br>0 1             | 481 8   | 1,783 | Do. | .. | 23rd March 1928     | .. |                                                                                                                                                                                                                        |
| 7  | 52/1<br>52/4<br>52/6<br>52/2/3 | Ambaram Jaanna self and as guardian of Chaman Jaanna.         | Do.                                           | 4 20<br>0 8<br>4 11<br>0 10<br>0 1<br>0 1 | 510 8   | 1,782 | Do. | .. | Do.                 | .. |                                                                                                                                                                                                                        |
| 8  | 51<br>52/5                     | Achraltal Dalsukhram and Bhoglal Girdhardas.                  | The Vikram Mills Co., Ltd. ..                 | 4 31<br>2 28<br>2 11                      | 1,070 0 | 3,585 | Do. | .. | 6th June 1928       | .. | Higher rate compared to above leases because it is at a later date. Vikram mill was constructed in 1929 and possesses Survey Numbers 44, 45/A, 46/1, 46/2, 47, 48, 49, 50/1, 50/2, 51, 52/1 to 52/6, 54, 55, and 56/2. |
| 9  | 55                             | Bai Lalita, guardian of Chaman Parshotam and Raman Parshotam. | Do.                                           | 4 39<br>1 30                              | 185 0   | 1,762 | Do. | .. | 9th October 1928    | .. |                                                                                                                                                                                                                        |
| 10 | 56/2<br>56/3P                  | Jotha Dayalji ..                                              | Do.                                           | 1 25<br>0 0½<br>Kh. 0 1<br>1 26½          | 183 0   | 1,835 | Do. | .. | 9th October 1928.   | .. |                                                                                                                                                                                                                        |
| 11 | 245 Inami<br>246/1<br>246/2    | Motilal Mansukhram ..                                         | Sheth Manilal Mulchandbhai for Monogram Mill. | 5 5<br>3 31<br>0 9<br>Kh. 0 5<br>9 10     | 1,151 0 | 2,074 | Do. | .. | 6th September 1927. | .. |                                                                                                                                                                                                                        |

| Serial No. | Survey No.   | Name of Lessor.         | Name of Lessee.                               | Area.                               | Annual rent. | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.               | Remarks.                     |
|------------|--------------|-------------------------|-----------------------------------------------|-------------------------------------|--------------|--------------------------------------------|----------------|---------------------|------------------------------|
| 1          | 2            | 3                       | 4                                             | 5                                   | 6            | 7                                          | 8              | 9                   | 10                           |
| 12         | 247/1        | Manilal Khushal ..      | Sheth Manilal Mulchandbhai for Monogram Mill. | A. g. 1 16                          | Rs. a. 167 0 | Rs. 1,989                                  | Perpetuity     | 12th July 1927      | .. Mill constructed in 1928. |
| 13         | 247/2        | Bapu Khushal and others | Do.                                           | Kh. 0 4                             | 15 0         | 2,500                                      | Do.            | 24th June 1929.     | ..                           |
| 14         | 247/3        | Do.                     | Do.                                           | 1 10<br>Kh. 0 1                     | 132 0        | 1,726                                      | Do.            | 12th July 1927.     | ..                           |
| 15         | 247/4        | Nagar Khushal ..        | Do.                                           | 0 31                                | 97 0         | 2,086                                      | Do.            | Do.                 | ..                           |
| 16         | 248<br>249   | Vadilal Girdhar ..      | Do.                                           | 2 35<br>Kh. 0 2<br>2 35<br>Kh. 0 1  | 551 0        | 1,577                                      | Do.            | Do.                 | ..                           |
| 17         | 250<br>Inami | Soni Kuber Jivan        | Do.                                           | 5 33<br>4 38<br>Kh. 0 4             | 721 8        | 2,383                                      | Do.            | 11th July 1927.     | ..                           |
| 18         | 251          | Karsandas Atmaram       | Do.                                           | 5 2<br>4 36<br>Kh. 0 4              | 427 4        | 1,417                                      | Do.            | Do.                 | ..                           |
| 19         | 252          | Manilal Chunitlal       | The Monogram Mills Co. Ltd.                   | 5 0<br>3 3<br>1 0<br>Kh. 0 2<br>4 5 | 1,500 0      | 6,060                                      | Do.            | 19th November 1927. | ..                           |

|    |                         |                                                            |    |                                         |     |                      |       |       |     |    |                     |
|----|-------------------------|------------------------------------------------------------|----|-----------------------------------------|-----|----------------------|-------|-------|-----|----|---------------------|
| 20 | 253/1                   | Amaram Punja                                               | .. | Sheth Manilal Mulchandbhai<br>for Mill. | Kh. | 2 36<br>0 7          | 262 8 | 1,422 | Do. | .. | 11th July 1927.     |
| 21 | 253/2                   | Bai Manek, guardian of Shanker<br>Chatur and Sakra Bechar. | .. | Do.                                     | ..  | 3 3<br>2 30          | 262 8 | 1,591 | Do. | .. | Do.                 |
| 22 | 312/1                   | Bai Rukhi, guardian of Moti<br>Hansaji.                    | .. | The Anant Mills Co. Ltd.                | ..  | 2 17                 | 274 0 | 1,882 | Do. | .. | 10th December 1929. |
| 23 | 312/2<br>312/3<br>318/3 | Mahipat Ramji and Soma Ramji                               | .. | Do.                                     | ..  | 0 28<br>1 26<br>1 0  | 379 0 | 1,886 | Do. | .. | Do.                 |
| 24 | 313/1<br>313/3          | Naran Chunilal and Manubhai<br>Manilal.                    | .. | Do.                                     | ..  | 3 14<br>0 11<br>0 30 | 116 0 | 1,886 | Do. | .. | Do.                 |
| 25 | 313/2<br>315            | Bechar Kaku and Bai Kanku,<br>wife of Jadav Amichand.      | .. | Do.                                     | ..  | 1 8<br>0 33<br>2 1   | 229 0 | 1,885 | Do. | .. | 11th December 1929  |
| 26 | 313/4                   | Damodar Kakuji                                             | .. | Do.                                     | ..  | 1 3                  | 122 0 | 1,892 | Do. | .. | 10th December 1929. |
| 27 | 313/5<br>318/5          | Palabhai Dharamdas                                         | .. | Do.                                     | ..  | 1 2<br>0 27<br>1 29  | 195 0 | 1,884 | Do. | .. | Do.                 |
| 28 | 314/1                   | Harilal Girdhar                                            | .. | Do.                                     | ..  | 0 36                 | 102 0 | 1,880 | Do. | .. | 11th December 1929  |

Survey No. 315 has same  
level as road.

Parts 1 to 5 of Survey  
No. 314 are all on  
average about 2' higher  
than the road.

| Serial No. | Survey No.               | Name of Lessor.                       | Name of Lessee.             | Area.                                      | Annual rent.    | Capitalized value at 6 percent. per acre. | Term of lease. | Date.               | Remarks.                                                                         |
|------------|--------------------------|---------------------------------------|-----------------------------|--------------------------------------------|-----------------|-------------------------------------------|----------------|---------------------|----------------------------------------------------------------------------------|
| 1          | 2                        | 3                                     | 4                           | 5                                          | 6               | 7                                         | 8              | 9                   | 10                                                                               |
| 29         | 314/2<br>314/12          | Bajibhai Talsidas ..                  | The Anant Mills Co. Ltd. .. | A. g.<br>1 2<br>0 3<br><br>1 5             | Rs. a.<br>127 0 | 1,882                                     | Perpetuity     | 10th December 1929  | Parts 1 to 5 of Survey No. 314 are all on average about 2' higher than the road. |
| 30         | 314/3                    | Bai Kanku, wife of Jadav Amichand.    | Do.                         | 0 31                                       | 87 0            | 1,871                                     | Do.            | Do.                 | Do.                                                                              |
| 31         | 314/4                    | Bai Amarat, daughter of Morar Baiji.  | Do.                         | 1 3<br>2 18<br><br>3 21                    | 398 0           | 1,882                                     | Do.            | Do.                 | Survey No. 314/5 is a well and has been leased to the mill.                      |
| 32         | 314/7<br>318/1           | Trikam Tulsi ..                       | Do.                         | 0 19<br>0 17<br><br>0 36                   | 102 0           | 1,889                                     | Do.            | 11th December 1929. |                                                                                  |
| 33         | 314/8<br>318/2           | Hira Tulsi ..                         | Do.                         | 0 19<br>0 14<br><br>0 33                   | 93 0            | 1,879                                     | Do.            | Do.                 |                                                                                  |
| 34         | 314/9<br>314/11<br>318/6 | Mohan Madhavji and Somabhai Madhavji. | Do.                         | 1 2<br>0 36<br>1 22<br>Kh. 0 1<br><br>3 21 | 398 0           | 1,882                                     | Do.            | 10th December 1929. |                                                                                  |

|    |                 |                                                                  |                                      |    |                          |       |       |     |    |                     |    |
|----|-----------------|------------------------------------------------------------------|--------------------------------------|----|--------------------------|-------|-------|-----|----|---------------------|----|
| 35 | 318/4           | Vithal Ranchhod ..                                               | Do.                                  | .. | 0 20                     | 56 8  | 1,883 | Do. | .. | Do.                 | .. |
| 36 | 319/1           | Bai Rukhi, guardian of minors Ishwar Mathur and Chunilal Mathur. | Do.                                  | .. | 2 0                      | 226 0 | 1,883 | Do. | .. | Do.                 | .. |
| 37 | 323/1           | Bai Daria, wife of Hamji Bhaga, and Deshal Bhaga.                | Narottam Kirpashanker ..             | .. | 0 30                     | 80 0  | 1,777 | Do. | .. | 25th September 1928 | .. |
| 38 | 323/2           | Viraji Detarji ..                                                | Jethalal Gordhandas ..               | .. | 0 39                     | 100 0 | 1,709 | Do. | .. | 1st September 1927  | .. |
| 39 | 403/1<br>403/5  | Shanker Soma and Bai Pasi, guardian of Daya Mangal.              | The Lalbhai Trikamlal Mills Co. Ltd. | .. | 0 16<br>1 3              | 156 0 | 1,703 | Do. | .. | 23rd July 1929      | .. |
| 40 | 403/3<br>403/7  | Bai Manek, guardian of Shankar Chatur and Shakra Bechar.         | Do.                                  | .. | 0 33<br>0 19             | 156 0 | 2,000 | Do. | .. | Do.                 | .. |
| 41 | 403/4<br>403/8  | Amaram Punja ..                                                  | Do.                                  | .. | 1 12<br>0 34<br>0 36     | 161 0 | 1,533 | Do. | .. | Do.                 | .. |
| 42 | 403/6<br>403/2  | Jiva Chhagan and Bai Santok, wife of Kasia Chhagan.              | Do.                                  | .. | 0 39<br>0 17             | 156 0 | 1,857 | Do. | .. | Do.                 | .. |
| 43 | 404/1<br>404/3P | Kaku Daji ..                                                     | Do.                                  | .. | 1 33<br>0 04<br>Kh. 0 04 | 323 0 | 2,910 | Do. | .. | Do.                 | .. |

Survey No. 404/1 has the same level as road and an access from Gomti-pur Nallia.

For chawls under construction. Same level as road.

For chawls. Open now.

Access along the Nallia to the east of Survey No. 488.

| Serial No. | Survey No.                 | Name of Lessor.                                 | Name of Lessee.                        | Area.                                                                                                                                         | Annual rent.                               | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.               | Remarks.                                     |
|------------|----------------------------|-------------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------|----------------|---------------------|----------------------------------------------|
| 1          | 2                          | 3                                               | 4                                      | 5                                                                                                                                             | 6                                          | 7                                          | 8              | 9                   | 10                                           |
| 44         | 404/4<br>404/2<br>404/3P   | Bhala Daji and Bai Sita, daughter of Soma Lahu. | The Lalbhai Trikamlal Mills Co. Ltd.   | A. g.<br>2 35<br>1 32<br>0 0½<br>Kh. 0 1½<br><br>4 29<br>1 35<br>0 0½<br>Kh. 0 0½<br><br>1 36<br>14 17<br>0 9<br>3 29<br>Kh. 0 2<br><br>18 17 | Rs. a.<br>791 0<br><br>314/12<br><br>3,653 | 2,790                                      | Perpetuity     | 23rd July 1929.     |                                              |
| 45         | 404/5<br>404/3P            | Bapu Daji                                       | Do.                                    |                                                                                                                                               | 314/12                                     | 2,761                                      | Do.            | Do.                 |                                              |
| 46         | 405 (Inami)<br>408 (Inami) | Lalbhai Parshottandas                           | Do.                                    |                                                                                                                                               | 3,653                                      | 3,304                                      | Do.            | 13th July 1929.     |                                              |
| 47         | 483/1/C                    | Benkor, wife of Nagar Raiji                     | Soni Bhagwandas Ishwardas and others.  | 1 7                                                                                                                                           | 191 0                                      | 2,709                                      | Do.            | 17th October 1929   | For chawls. Building permission applied for. |
| 48         | 518/<br>519/3              | Patel Trikamlal Ranchhodlal                     | The Ambika Mills Co. Ltd.              | 2 39<br>2 3<br>Kh. 0 2<br><br>5 4<br>9 11<br>Kh. 0 1<br>9 12                                                                                  | 624 0                                      | 2,039                                      | Do.            | 17th June 1929.     |                                              |
| 49         | 521                        | Vithaldas Havshabhai                            | The Bharat Laxmi Cotton Mills Co. Ltd. |                                                                                                                                               | 1,600 0                                    | 2,867                                      | Do.            | 22nd December 1923. |                                              |

G. B. SOPARKAR,  
Assistant Consulting Surveyor to Government,  
Ahmedabad.

# 6. BEHRAMPUR.

## SALES.

| Serial No. | Survey No.   | Name of Vendor.                                                             | Name of Purchaser.                                       | Area.                           | Consideration. | Rate per acre.         | Date.              | Remarks.                                                                                                                                                                |
|------------|--------------|-----------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------|----------------|------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2            | 3                                                                           | 4                                                        | 5                               | 6              | 7                      | 8                  | 9                                                                                                                                                                       |
| 1          | 86/1<br>86/2 | Mathur Joitaram, Manilal Joitaram, Balubhai Joitaram and Dahya Jeshingbhai. | Ganibhai Nurbhai                                         | A. g.<br>1 29<br>1 2            | Rs.<br>4,401   | Rs. a. p.<br>1,586 0 0 | 15th October 1928  | Low and uneven. On main Dholka road.                                                                                                                                    |
| 2          | 159/2        | Kumbhar Dalpat Manor                                                        | Kumbhar Ranchhod Amtha                                   | 2 31<br>2 11                    | 450            | 396 0 0                | 20th December 1924 | Half part sold.                                                                                                                                                         |
| 3          | 172/2        | Bai Diwali daughter of Bhajji Venidas                                       | Keshavlal Kalidas                                        | 2<br>1 3                        | 251            | 234 0 0                | 26th August 1926   | Near Sewage farm.                                                                                                                                                       |
| 4          | 208<br>281   | Dahyabhai Jeshingbhai                                                       | Mathur Joitaram, Manilal Joitaram and Balubhai Joitaram. | 1 9<br>1 39                     | 2,000          | 625 0 0                | 15th October 1928  | S. No. 208 is on Bareja road.                                                                                                                                           |
| 5          | 208<br>281   | Manilal Joitaram                                                            | Bai Chaku wife of Manilal Nathu                          | 3 8<br>1 9<br>1 39              | 2,000          | 625 0 0                | 10th June 1929     | Do.                                                                                                                                                                     |
| 6          | 239          | Mansuri Gulamnabi Hasambhai                                                 | Maharaj Narsingdas Balmukunddas.                         | 3 8<br>1 27                     | 1,900          | 1,134 0 0              | 20th February 1924 | On Dholka road, opposite sewage farm. For N. A. use. Price low, being for charitable use. Vendor purchased it on 15th September 1919 at the rate of Rs. 2,203 per acre. |
| 7          | 255<br>279/2 | Bai Parsen widow of Chunilal Damodar, and Vrajlal Chunilal.                 | Somabhai Chhaganlal                                      | 1 29<br>Kh. 0 2<br>0 22<br>2 13 | 3,384          | 1,455 0 0              | 11th April 1929    | On Bareja road. Kharaba contains an old dilapidated dome.                                                                                                               |

| Serial No. | Survey No. | Name of Vendor.                                                                  | Name of Purchaser.                                                                                | Area.                                   | Consideration. | Rate per acre.        | Date.               | Remarks.                                                                                                                                                  |
|------------|------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------|----------------|-----------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2          | 3                                                                                | 4                                                                                                 | 5                                       | 6              | 7                     | 8                   | 9                                                                                                                                                         |
| 8          | 258<br>259 | Lady Sulochna Chinubhai                                                          | Pyaresaheb Validekhan Bahadur Syed Samsuddin Abdulyar, Samsuddin's next friend Samsuddin Syedmia. | A. g.<br>6 22<br>Kh. 0 2<br>1 24<br>8 8 | Rs.<br>6,500   | Rs. a. p.<br>793 0 0  | 15th July 1926      | S. No. 259 has frontage on Dholka road. Same level as Dholka road. Small mounds. Vendor purchased it on 13th July 1919 at the rate of Rs. 1,102 per acre. |
| 9          | 273/1 P.   | Patel Manilal Fulchand                                                           | Bai Ganga wife of Khushal Mitha, Bai Divali widow of Vasta Parma, and Gopal Gaga.                 | 0 23                                    | 3,000          | 5,217 0 0             | 10th January 1926   | Frontage on Bareja as well as on Dholka road. Opposite Calico mill.                                                                                       |
| 10         | 273/1 P.   | Chunilal Damodardas                                                              | Raghunath Anandram                                                                                | 0 4                                     | 451            | 4,510 0 0             | 7th March 1926      | Frontage and adjoining. Low land.                                                                                                                         |
| 11         | 273/1 P.   | Bai Ganga wife of Khushal Mitha, Bai Divali widow of Vasta Parma and Gopal Gaga. | Bharwad Dahya Ravabhai                                                                            | 0 23<br>4                               | 850            | 5,913 0 0             | 21st September 1926 | Between partners. In rear behind Bai Ganga's chawl.                                                                                                       |
| 12         | 273 P.     | Gopal Gaga                                                                       | Haribhai Doshabhai                                                                                | 214 Sq. yds.                            | 205            | 4,636 0 0             | 7th April 1927.     |                                                                                                                                                           |
| 13         | 273/2 P.   | Manilal Fulchand                                                                 | Tarachand Amratlal                                                                                | 0 28                                    | 3,388          | 4,840 0 0             | 1st August 1929     | Open. Between Calico mill and Bareja road.                                                                                                                |
| 14         | 273/2 P.   | Do.                                                                              | Punja Mula, Chhagan Mula and others.                                                              | 0 15                                    | 1,725          | 4,600 0 0             | 1st August 1929     | Opposite Calico mill.                                                                                                                                     |
| 15         | 274/1 P.   | Kabir Madari's sons Chandbhai Kabir and Ibrahim Kabir.                           | Memon Nurmahomed Hasambhai.                                                                       | 0 6                                     | 1,201          | 1 10 6<br>per sq. yd. | 5th February 1924   | Frontage on Bareja and Dholka roads. Near police gate. Rate lower than sale. No. 16 as building permission was not available.                             |
| 16         | 274/1 P.   | Memon Nurmahmad Hasambhai                                                        | Dhod Lallu Khema                                                                                  | 0 6                                     | 2,350          | 3 3 9<br>per sq. yd.  | 30th July 1924      | Re-sale. Frontage on Bareja and Dholka roads.                                                                                                             |

| 17 | 277 P. | Vrajil Bapalal                                                       | .. | Jannadas Girdhardas and others               | 2 31            | 2,500  | 3,604 0 0 | 12th October 1923  | .. | Frontage on Barcia road. Flat and even. Vendor purchased on 4th July 1919 at the rate of Rs. 1,801 per acre. |
|----|--------|----------------------------------------------------------------------|----|----------------------------------------------|-----------------|--------|-----------|--------------------|----|--------------------------------------------------------------------------------------------------------------|
|    |        |                                                                      |    |                                              | 4               |        |           |                    |    |                                                                                                              |
| 18 | 303 P. | Kachhia Sankalchand Moti, Minor Maneklal Sankalchand and others.     | .. | Bai Laxmi wife of Ishwarprasad Ganeshyrasad. | 0 22            | 2,131  | 3,875 0 0 | 11th November 1927 | .. | In Jamalpur Town Planning area. Double frontage.                                                             |
| 19 | 303 P. | Sankalchand Motichand, Maneklal Sankalchand and Atmaram Sankalchand. | .. | Rehmanbhai Bhulabhai and Pirubhai Janubhai.  | 1 23            | 5,101  | 3,239 0 0 | 8th August 1928    | .. | Do.                                                                                                          |
| 20 | 322 P. | Vithaldas Havsha                                                     | .. | Balakhidas Hargovandas                       | 3 29<br>Kh. 0 5 | 13,251 | 3,442 0 0 | 20th November 1928 | .. | In Jamalpur Town Planning area.                                                                              |
|    |        |                                                                      |    |                                              | 3 34            |        |           |                    |    |                                                                                                              |

**BEHRAMPUR.**  
**LEASES.**

| Serial No. | Survey No.                    | Name of Lessor.              | Name of Lessee.                                       | Area.                         | Annual rent.    | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.             | Remarks.                                                  |
|------------|-------------------------------|------------------------------|-------------------------------------------------------|-------------------------------|-----------------|--------------------------------------------|----------------|-------------------|-----------------------------------------------------------|
| 1          | 2                             | 3                            | 4                                                     | 5                             | 6               | 7                                          | 8              | 9                 | 10                                                        |
| 1          | 86/2/1                        | Mathurbhai Joitaram          | Hiraji Savaji, Jeshingji Hiraji and Nathaji Becharji. | A. g.<br>0 23                 | Rs. a.<br>100 0 | Rs.<br>3,478                               | 99 years       | 19th March 1928.  |                                                           |
| 2          | 87/1<br>Inami.                | Krushnacharay Ramanujacharya | Rasul Sultan                                          | 0 24½                         | 150 0           | 4,848                                      | Do.            | 9th January 1925. |                                                           |
| 3          | 87/2<br>Inami.                | Do.                          | Gabru Gopal guardian of Ambaram Gabru.                | 0 24½                         | 150 0           | 4,848                                      | Do.            | 14th May 1925.    |                                                           |
| 4          | 87/2<br>87P<br>Inami.         | Do.                          | Hajiji Fajaji                                         | 0 24½<br>0 12                 | 225 0           | 4,848                                      | Do.            | 19th July 1926.   |                                                           |
| 5          | 264 D. I.<br>265<br>266 D. I. | Do.                          | Nathalal Ranchhod                                     | 0 36½<br>0 19<br>0 11<br>1 20 | 350 0           | 3,111                                      | Perpetuity     | 25th June 1925    | On a high level and uneven, higher than road by about 5'. |
|            |                               |                              |                                                       | 2 10                          |                 |                                            |                |                   |                                                           |

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Ahmedabad.

**7. KHOKHRA MEHEMEDABAD**  
**SALES.**

| Serial No. | Survey No.           | Name of Vendor.             | Name of Purchaser.                                                                                                                                                                | Area.                              | Consideration. | Rate per acre.       | Date.               | Remarks.                                                                                                              |
|------------|----------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------|----------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1          | 2                    | 3                           | 4                                                                                                                                                                                 | 5                                  | 6              | 7                    | 8                   | 9                                                                                                                     |
| 1          | 1 2 P<br>Inami.      | Jamnadas Ambaram and others | Prema Uka                                                                                                                                                                         | A. g.<br>2 12                      | Rs. 600        | Rs. a. p.<br>261 0 0 | 13th December 1928  | Access from nallia near Bhalakia mill in S. Nos. 12 and 13.                                                           |
| 2          | 2<br>131/1<br>Inami. | Natha Havsha and others     | Chunilal Chhotalal                                                                                                                                                                | 5 23<br>3 8                        | 4,000          | 456 0 0              | 3rd July 1925       | S. No. 2 has access from a nallia opposite Bhalakia mill.                                                             |
| 3          | 8<br>59 P            | Sankalchand Dalaji          | Chandulal Keshavlal                                                                                                                                                               | 8 31<br>3 22<br>3 26<br>1 portion. | 2,500          | 465 0 0              | 10th February 1930  | Survey No. 8 has an access from a nallia near Bhalakia mill.                                                          |
| 4          | 21/2                 | Maneklal Manilal            | Nandlal Damodar                                                                                                                                                                   | 0 8                                | 1,136          | 5,679 0 0            | 14th September 1929 | High price being in Manipur Town Planning Scheme area.                                                                |
| 5          | 21/3                 | Do.                         | Vandrayan Kasanji                                                                                                                                                                 | 0 8                                | 929            | 4,645 0 0            | 19th October 1929   | Do.                                                                                                                   |
| 6          | 21/4                 | Do.                         | Do.                                                                                                                                                                               | 0 8                                | 981            | 4,905 0 0            | 19th October 1929   | Do.                                                                                                                   |
| 7          | 45                   | Hiralal Ranchhod            | Sankalchand Ghelabhai                                                                                                                                                             | 1 16                               | 1,800          | 1,286 0 0            | 20th March 1923     | Contains some mango trees and a well.                                                                                 |
| 8          | 61                   | Fulchand Maganlal           | Manilal Mulji and others                                                                                                                                                          | 5 9                                | 9,900          | 1,895 0 0            | 29th October 1929   | Purchased for N. A. use. In developed area. Purchased by nearly 10 partners.                                          |
| 9          | 75<br>76<br>77/1     | Jivanlal Vrajlal            | Jagjivan Maganlal, Chunilal Gobanji, Mohanlal Amichand, Valavdas Harilal, Parshottam Tribhovan, Chhotalal Panachand, Baldevdas Harilal, Trikamlal Amratlal and Pandurao Jivanlal. | 1 35<br>0 35<br>0 39<br>3 29       | 7,170          | 1,925 0 0            | 30th January 1930.  |                                                                                                                       |
| 10         | 77/2                 | Trikam Dayal and others     | Gajanand Ramchandra                                                                                                                                                               | 0 36                               | 1,801          | 2,001 0 0            | 16th December 1929  | Near railway station and in developed portion, there being buildings in S. Nos. 66 and 74 owned by Chunilal Chhotalal |

| Serial No. | Survey No.                     | Name of Vendor.                           | Name of Purchaser.                              | Area.                      | Consideration. | Rate per acre.       | Date.                  | Remarks.                                                                  |
|------------|--------------------------------|-------------------------------------------|-------------------------------------------------|----------------------------|----------------|----------------------|------------------------|---------------------------------------------------------------------------|
| 1          | 2                              | 3                                         | 4                                               | 5                          | 6              | 7                    | 8                      | 9                                                                         |
| 11         | 88 P                           | Diwani Kalabax ..                         | Mohanlal Balakhi ..                             | A. g.<br>1 20              | Rs.<br>752     | Rs. a. p.<br>501 0 0 | 1st November 1928.     |                                                                           |
| 12         | 116 Inami.                     | Saukalchand Hargovan ..                   | Keshavlal Manilal ..                            | 1 20                       | 799            | 533 0 0              | 14th September 1929.   |                                                                           |
| 13         | 117                            | Dala Dhana ..                             | Khashchandra Benotjee ..                        | 3 0                        | 2,000          | 667 0 0              | 15th July 1929.        |                                                                           |
| 14         | 119 Inami<br>120<br>254<br>273 | Kharshedbai widow of Bhikhaiji Dorabji .. | Maherjee Adarjee ..                             | 2 28<br>4 8<br>3 0<br>3 38 | 6,500          | 469 0 0              | 22nd September 1924 .. | Access through a Katcha road.                                             |
| 15         | 154                            | Mathur Desai ..                           | Trikamlal Amratlal ..                           | 1 11                       | 700            | 549 0 0              | 23rd August 1927.      |                                                                           |
| 16         | 323 P Inami.                   | Badruddin alias Gulamsha Sarfuddin ..     | Manilal Vakhatram ..                            | 0 5                        | 350            | 2,800 0 0            | 19th December 1929.    |                                                                           |
| 17         | 323 P Inami.                   | Gajanand Ramchandra ..                    | Gulamsha Sarfuddin ..                           | 1 10                       | 3,000          | 2,400 0 0            | 19th December 1929 ..  | Access from nallia on the sides towards east of Bhalakia mill.            |
| 18         | 323 P Inami.                   | Badruddin alias Gulamsha Sarfuddin ..     | Danodkar Karsandas and others ..                | 2 0                        | 4,500          | 2,250 0 0            | 20th December 1929 ..  | Survey No. 323 is near railway station and in the area under development. |
| 19         | 323 P Inami.                   | Do.                                       | Manilal Parshottam and Ramanlal Damodar.        | 0 15                       | 1,050          | 2,800 0 0            | 19th December 1929 ..  | Do.                                                                       |
| 20         | 323 P Inami.                   | Do.                                       | Shantilal Chunilal and Mohanlal Hemchand.       | 2 0                        | 4,500          | 2,250 0 0            | 19th December 1929 ..  | Do.                                                                       |
| 21         | 323 P Inami.                   | Do.                                       | Anantao Vasudeo, Vishwanath Balvant and others. | 5 29                       | 11,000         | 1,921 0 0            | 15th November 1929 ..  | Do.                                                                       |
| 22         | 323 P Inami.                   | Do.                                       | Amarshi Vithaldas ..                            | 0 5                        | 300            | 2,400 0 0            | 19th December 1929 ..  | Do.                                                                       |
| 23         | 323 P Inami.                   | Do.                                       | Mohanlal Hemchand ..                            | 0 20                       | 1,125          | 2,250 0 0            | 20th December 1929 ..  | Do.                                                                       |
| 24         | 323 P Inami.                   | Do.                                       | Manilal Gordhan and others ..                   | 1 0                        | 2,250          | 2,250 0 0            | 20th December 1929 ..  | Do.                                                                       |
| 25         | 323 P Inami.                   | Do.                                       | Jethalal Chhaganlal ..                          | 1 25                       | 5,000          | 3,077 0 0            | 20th December 1929 ..  | Do                                                                        |

KHOKHRA MEHEMEDABAD.

LEASES.

| Serial No. | Survey No. | Name of Lessor.        | Name of Lessee.        | Area.                      | Annual rent.   | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.                 | Remarks.          |
|------------|------------|------------------------|------------------------|----------------------------|----------------|--------------------------------------------|----------------|-----------------------|-------------------|
| 1          | 2          | 3                      | 4                      | 5                          | 6              | 7                                          | 8              | 9                     | 10                |
| 1          | 12         | Pranlal Motilal ..     | Chandulal Karsandas .. | A. g. 6 28<br>Kh. 0 12     | Rs. a. 1,200 0 | Rs. 2,857                                  | Perpetuity ..  | 20th December 1927 .. | For Bhalkia mill. |
| 2          | 13         | Balakhidas Gangadas .. | Do. ..                 | 7 0<br>7 27<br>0 6<br>7 33 | 1,463 0        | 3,117                                      | Do. ..         | 19th December 1927 .. | Do.               |

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# 8. SUNDHAL KHAMODRAL.

## SALES.

| Serial No. | Survey No.               | Name of Vendor.                        | Name of Purchaser.                    | Area.                               | Consideration. | Rate per acre. | Date.                 | Remarks.                                                                                                                            |
|------------|--------------------------|----------------------------------------|---------------------------------------|-------------------------------------|----------------|----------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                        | 3                                      | 4                                     | 5                                   | 6              | 7              | 8                     | 9                                                                                                                                   |
| 1          | 23                       | Gordhan Chunilal ..                    | Keshavlal Jagjivan ..                 | A. g.<br>1 25                       | Ra.<br>600     | Ra.<br>369     | 1st September 1924 .. | Double frontage on a Katcha road.                                                                                                   |
| 2          | 105<br>106               | Parsan daughter of Jagjivan Khushal .. | Narbda daughter of Amtha Sankleshwar. | 1 20<br>1 1                         | 650            | 257            | 6th August 1926 ..    | Near Chandola tank and frontage on Bareja road. Jariyat.                                                                            |
| 3          | 119/2<br>219<br>265      | Keshavlal Kishore ..                   | Teja daughter of Kishore Parbhu.      | 2 21<br>1 4<br>1 31<br>0 19         | 800            | 727            | 12th May 1929 ..      | Half share only. Survey No. 119 has opposite to it the Chandola tank Irrigation bungalow. Lower than the road by 2½' approximately. |
| 4          | 121<br>122<br>123<br>394 | Muljibhai Vahalabhai ..                | Bhalal Nathalal ..                    | 3 14<br>0 20<br>3 24<br>1 4<br>1 20 | 2,000          | 299            | 7th June 1926 ..      | Interior land.                                                                                                                      |
| 5          | 206/3                    | Soma Dahyabhai ..                      | Moti Chhagan ..                       | 0 18                                | 561            | 1,247          | 2nd August 1924 ..    | Irrigated land.                                                                                                                     |
| 6          | 204                      | Kashi widow of Parshottam Kashi ..     | Chhotalal Shamal ..                   | 0 13                                | 299            | 920            | 25th July 1928 ..     | Do.                                                                                                                                 |
|            |                          |                                        | <b>No Leases.</b>                     |                                     |                |                |                       |                                                                                                                                     |

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## 9. BAGFARDOS.

## SALES.

(All the following sales except the first are for agricultural purposes.)

| Serial No. | Survey No.                             | Name of Vendor.                                       | Name of Purchaser.               | Area                                        | Consideration. | Rate per acre. | Date.              | Remarks.                                                                                                                                                                                               |
|------------|----------------------------------------|-------------------------------------------------------|----------------------------------|---------------------------------------------|----------------|----------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                                      | 3                                                     | 4                                | 5                                           | 6              | 7              | 8                  | 9                                                                                                                                                                                                      |
| 1          | 5<br>7                                 | Umanbhai Alibhai                                      | Mathurbhai Mansukh               | A. g.<br>3 5<br>1 35                        | Rs.<br>1,999   | 400            | 20th November 1926 | Near Gaothan. Purchased for a brick kiln. Vendor had purchased these Survey Nos. at the rate of Rs. 600 per acre on 23rd November 1920.                                                                |
| 2          | 91 P.<br>Inami.                        | Bai Mangu, wife of Natha Girdhar                      | Somabhai Ranchhod                | 5 0<br>1 3<br>2                             | 300            | 558            | 12th October 1926  | Has a frontage on a Katcha road. Purchaser was under the impression that the whole Survey No. belonged to the Vendor and was sold to him; however only half share was given to him. Price paid higher. |
| 3          | 187                                    | Kalyanray Santokray                                   | Ramnikkal Sunderray              | 1 15                                        | 336            | 244            | 16th December 1926 | On the bank of the Canal.                                                                                                                                                                              |
| 4          | 198<br>192<br>197<br>205<br>206<br>308 | Keshavlal Jivabhai, Agent, Ahmedabad Agricultural Co. | Atnaram Jeshang                  | 5 33<br>2 38<br>2 18<br>0 38<br>1 30<br>1 4 | 7,000          | 466            | 26th April 1925    | Large area of land is Bagayat. With a well and pump.                                                                                                                                                   |
| 5          | 202<br>213<br>298                      | Manilal Ramji                                         | Datyabhai Keshavlal              | 15 1<br>4 0<br>3 34<br>0 1                  | 4,500          | 571            | 20th December 1928 | Near the canal. Hence high rate. Contains a well and pump.                                                                                                                                             |
| 6          | 206<br>306                             | Chaku Galab                                           | Bai Ichita widow of Mohan Gopal. | 7 35<br>2 26<br>0 14<br>3 0                 | 2,520          | 840            | 20th February 1923 | Near canal.                                                                                                                                                                                            |

| Serial No. | Survey No.     | Name of Vendor.                   | Name of Purchaser.                  | Area.                | Consideration. | Rate per acre. | Date.              | Remarks.                                        |
|------------|----------------|-----------------------------------|-------------------------------------|----------------------|----------------|----------------|--------------------|-------------------------------------------------|
| 1          | 2              | 3                                 | 4                                   | 5                    | 6              | 7              | 8                  | 9                                               |
| 7          | 212<br>216     | Bai Jivi wife of Manilal Ramji    | Dahyabhai Keshavlal                 | A. g.<br>2 10<br>6 5 | Rs.<br>4,500   | 537            | 20th December 1928 | Please vide sale No. 5.                         |
| 8          | 237/1/2        | Shanker Haribhai and others       | Kalidas Madhavchand                 | 8 15<br>3 5<br>0 3   | 899            | 281            | 4th January 1926   |                                                 |
| 9          | 272            | Jamnadas Ramdas                   | Bechar Jadav                        | 3 8<br>2 33          | 800            | 283            | 15th July 1929     | Has a frontage on a Katcha road.                |
| 10         | 289<br>320     | Bai Jivi guardian of Baba Kalidas | Bai Kashi widow of Atmaram Chhagan. | 4 10<br>0 36<br>5 6  | 1,500          | 291            | 2nd June 1928      | Survey No. 289 has a frontage on a Katcha road. |
| 11         | 332/2<br>343/2 | Ambaram Haribhai                  | Magan Bhagwan.                      | 0 6<br>1 23<br>1 29  | 1,200          | 696            | 4th August 1928    | Price higher being near Gaothan.                |
| 12         | 343/1          | Do.                               | Do.                                 | 0 31                 | 300            | 387            | 23rd July 1924     |                                                 |
| No Leases. |                |                                   |                                     |                      |                |                |                    |                                                 |

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10. ODIHAV.

SALES.

(Most of the sales are for agricultural lands.)

| Serial No. | Survey No.                        | Name of Vendor.    | Name of Purchaser.             | Area.                                              | Consideration. | Rate per acre. | Date.               | Remarks.                                                                                                                                   |
|------------|-----------------------------------|--------------------|--------------------------------|----------------------------------------------------|----------------|----------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                                 | 3                  | 4                              | 5                                                  | 6              | 7              | 8                   | 9                                                                                                                                          |
| 1          | 48<br>50/1<br>51                  | Narottam Dharamdas | Sava Hathi                     | A. g<br>3 24<br>Kh. 0 1<br>0 11<br>3 18<br>Kh. 0 3 | Rs.<br>1,500   | Rs.<br>202     | 4th August 1924     | Survey Nos. 49 and 50 are on main road.                                                                                                    |
| 2          | 325/2<br>Inami.<br>327/1<br>614/4 | Bechar Juma        | Gaya Kala                      | 0 30<br>0 28<br>0 18<br>1 36                       | 200            | 105            | 6th January 1925.   |                                                                                                                                            |
| 3          | 325/2<br>327/1<br>327/2<br>614/4  | Gaya Kala          | Chhotalal Manchand and others. | 0 30<br>0 28<br>0 29<br>0 18                       | 600            | 229            | 11th December 1929. |                                                                                                                                            |
| 4          | 471                               | Jetha Nana         | Bhala Daji                     | 2 25<br>4 12                                       | 1,000          | 233            | 8th May 1925        | Purchaser had land in neighbourhood. No independent access. Vendor had purchased this Survey No. at Rs. 47 per acre on 16th February 1921. |
| 5          | 510                               | Jeshang Vaghji     | Ranchhod Chhagan Kumbhar       | 3 6                                                | 469            | 149            | 24th October 1928   | For brick kiln.                                                                                                                            |
| 6          | 535                               | Lallu Ishwar       | Viraji Detarji                 | 3 9                                                | 531            | 165            | 5th November 1925   | Vendor had purchased this Survey No. on 2nd January 1921 at the rate of Rs. 124 per acre.                                                  |

| Serial No. | Survey No.        | Name of Vendor.       | Name of Purchaser.           | Area.                        | Consideration. | Rate per acre. | Date.             | Remarks.        |
|------------|-------------------|-----------------------|------------------------------|------------------------------|----------------|----------------|-------------------|-----------------|
| 1          | 2                 | 3                     | 4                            | 5                            | 6              | 7              | 8                 | 9               |
| 7          | 536<br>537<br>540 | Virchand Raichand     | Jethalal Gordhandas Kumbhar. | A. g.<br>3 9<br>2 14<br>2 29 | Rs.<br>2,200   | Rs.<br>265     | 12th April 1927   | For brick kiln. |
| 8          | 650 Inami         | Mangaldas Tulsidas    | Vithaldas Senkalchand        | 8 12<br>3 22<br>Kh. 0 3      | 600            | 165            | 30th July 1926    |                 |
| 9          | 650 Inami         | Vithaldas Senkalchand | Khushal Ragha                | 3 25<br>3 22<br>Kh. 0 3      | 1,000          | 276            | 6th February 1929 | Resale.         |
|            |                   |                       | No Leases.                   | 3 25                         |                |                |                   |                 |

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# 11. GHODASAR.

## SALES.

(All the following except the last are sales for Agricultural purposes.)

| Serial No. | Survey No.                                                                              | Name of Vendor.      | Name of Purchaser.                      | Area.                                                                                                             | Consideration. | Rate per acre. | Date.              | Remarks.                                                                                                                                          |
|------------|-----------------------------------------------------------------------------------------|----------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------|----------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                                                                                       | 3                    | 4                                       | 5                                                                                                                 | 6              | 7              | 8                  | 9                                                                                                                                                 |
| 1          | 49<br>68<br>73                                                                          | Bhikha Girdhar       | Saraswati daughter of Chunilal Kalidas. | A. g.<br>2 31<br>2 31<br>2 4                                                                                      | Rs.<br>1,500   | Rs.<br>196     | 2nd April 1925     | Vendor had purchased Survey Number 49 at the rate of Rs. 108 per acre on 4th July 1919 and Survey Number 68 at Rs. 175 per acre on 5th July 1919. |
| 2          | 59<br>67<br>131                                                                         | Sarafuddin Mohiuddin | Umarbhai Afjalbhai                      | 7 26<br>3 34<br>3 32<br>2 34                                                                                      | 3,100          | 295            | 26th October 1923. |                                                                                                                                                   |
| 3          | 113/2<br>115                                                                            | Mathur Desai         | Trikamlal Amratlal                      | 10 20<br>0 38<br>2 12                                                                                             | 700            | 215            | 23rd August 1927   | Vendor had purchased Survey Number 115 at the rate of Rs. 199 per acre on 10th January 1923.                                                      |
| 4          | 116 P.                                                                                  | Lallu Chakubhai      | Samrat wife of Trikamlal Amratlal.      | 3 10<br>2 29                                                                                                      | 400            | 147            | 28th March 1924.   |                                                                                                                                                   |
| 5          | 133<br>134<br>155<br>159<br>158<br>167<br>160<br>170<br>165<br>171<br>166<br>175<br>178 | Nasaruddin Mohiuddin | Umarbhai Afjalbhai                      | 3 18<br>13 22<br>10 14<br>14 26<br>8 20<br>5 8<br>13 10<br>5 32<br>18 2<br>4 36<br>14 4<br>26 9<br>2 17<br>140 18 | 68,127         | 485            | 26th May 1924      | Lands comprised in Munshipura.                                                                                                                    |

| Serial No. | Survey No.         | Name of Vendor.  | Name of Purchaser.          | Area.                        | Consideration. | Rate per acre. | Date.              | Remarks.                          |
|------------|--------------------|------------------|-----------------------------|------------------------------|----------------|----------------|--------------------|-----------------------------------|
| 1          | 2                  | 3                | 4                           | 5                            | 6              | 7              | 8                  | 9                                 |
| 6          | 174<br>45<br>252/2 | Ratilal Manilal  | Naran Parbhu and Dhana Jora | A. g.<br>3 19<br>1 39<br>2 2 | Rs.<br>1,351   | Rs.<br>180     | 10th March 1924.   |                                   |
| 7          | 230                | Ambalal Hargovan | Pranshanker Liladhar        | 4 31                         | 1,901          | 398            | 22nd October 1924  | Contains mango trees.             |
| 8          | 304/2              | Manga Sagal      | Vithal Magan                | 0 24                         | 151            | 252            | 1st February 1928. |                                   |
| 9          | 306/1/2            | Sana Rijal       | Kasturbhai Lalbhai          | 0 31                         | 150            | 194            | 24th October 1929. |                                   |
| 10         | 338/1              | Bhawania Bhagla  | Chatur Jiji                 | 0 15<br>0 1                  | 600            | 1,600          | 20th December 1928 | Price paid higher for brick kiln. |
|            |                    |                  | No Leases.                  | 0 16                         |                |                |                    |                                   |

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12. HANSOL.  
SALES.

| Serial No. | Survey No.     | Name of Vendor.                    | Name of Purchaser.       | Area.                | Consideration. | Rate per acre. | Date.               | Remarks.                                                                      |
|------------|----------------|------------------------------------|--------------------------|----------------------|----------------|----------------|---------------------|-------------------------------------------------------------------------------|
| 1          | 2              | 3                                  | 4                        | 5                    | 6              | 7              | 8                   | 9                                                                             |
| 1          | 132            | Amaram Jividas ..                  | Raghavji Shivaji ..      | A. g.<br>5 11        | Rs.<br>2,100   | Rs.<br>398     | 22nd November 1927  | Purchaser is a contractor. Purchased for bricks.                              |
| 2          | 132            | Raghavji Savaji ..                 | Odhavji Lakhmashi ..     | 5 11                 | 1,201          | 228            | 3rd January 1929    | Resale price low because earth was extracted and there was a pit.             |
| 3          | 186/4<br>187/4 | Bechar Bapuji and others ..        | Maneklal Havji ..        | 1 7<br>0 15          | 571            | 368            | 10th April 1928     | Purchased to add to his property in neighbourhood. Purchased for agriculture. |
| 4          | 227            | Kalidas Hirachand and others..     | Raychand Harilal ..      | 1 22<br>1 30         | 400            | 229            | 13th August 1928    | Purchased for Agriculture.                                                    |
| 5          | 242            | Dhuli daughter of Parbhu Itchha .. | Ambalal Bakor ..         | 3 12<br>Kh. 0 2      | 750            | 224            | 1st July 1924       | Do.                                                                           |
| 6          | 284/3<br>311/1 | Mohan Harijvan ..                  | Chandulal Mansukh ..     | 3 14<br>1 18<br>1 0  | 700            | 286            | 17th September 1927 | Do.                                                                           |
| 7          | 285<br>287     | Nurbhai Hamid and others ..        | Joseph Francis Lofish .. | 2 18<br>3 17<br>2 26 | 3,400          | 560            | 5th September 1924  | Purchased to add to his property in neighbourhood. Purchased for Agriculture. |
| 8          | 296<br>297     | Somchand Kakuji and others ..      | Do. ..                   | 6 3<br>3 15<br>3 29  | 3,000          | 420            | 13th February 1925  | Do.                                                                           |
|            |                |                                    | No Leases.               | 7 6                  |                |                |                     |                                                                               |

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# 13. NARODA.

## SALES.

Note :—Nearly 85 per cent., of the sales are for Inami lands, and most of them for agriculture and farther away.

| Serial No. | Survey No.                   | Name of Vendor.                      | Name of Purchaser. | Area. | Consideration. | Rate per acre. | Date.                | Remarks.                                                                   |
|------------|------------------------------|--------------------------------------|--------------------|-------|----------------|----------------|----------------------|----------------------------------------------------------------------------|
| 1          | 2                            | 3                                    | 4                  | 5     | 6              | 7              | 8                    | 9                                                                          |
| 1          | 1 Inami.                     | Gordhanlalji Baldevlalji             | ..                 | ..    | Rs. 2,400      | Rs. 889        | 4th April 1927       | .. Partly agricultural and partly non-agricultural. Adjoining Gaothan.     |
| 2          | 2/3 Inami.                   | Kashidas Kalyan ..                   | ..                 | ..    | 999            | 2,220          | 30th January 1929    | .. Near Gaothan.                                                           |
| 3          | 2/6 Inami.                   | Shivlal Bechar ..                    | ..                 | ..    | 1,000          | 1,379          | 26th April 1925.     | ..                                                                         |
| 4          | 2/7 Inami.                   | Kashidas Kalyan ..                   | ..                 | ..    | 500            | 1,333          | 30th April 1925.     | ..                                                                         |
| 5          | 7/1 Inami.                   | Bodhak Swami Visvarupacharya         | ..                 | ..    | 1,000          | 1,143          | 24th October 1926.   | ..                                                                         |
| 6          | 12 Inami.<br>14 Inami.<br>16 | Chunilal Jannadas                    | ..                 | ..    | 3,303          | 875            | 23rd September 1925. | ..                                                                         |
| 7          | 15 Inami.                    | Jethalal Govind and Chhotalal Govind | ..                 | ..    | 800            | 2,909          | 14th June 1929.      | ..                                                                         |
| 8          | 18                           | Chimanlal Mulchand                   | ..                 | ..    | 799            | 438            | 7th March 1927       | ..                                                                         |
| 9          | 33 Inami.                    | Naran Jeshang                        | ..                 | ..    | 3,800          | 707            | 6th December 1926.   | ..                                                                         |
| 10         | 76/2 Inami.<br>1210/1 Inami. | Anratlal Lalubhai ..                 | ..                 | ..    | 1,000          | 1,111          | 24th September 1928. | ..                                                                         |
|            |                              |                                      |                    | 0 36  |                |                |                      | Vendor purchased at the rate of Rs. 1,507 per acre on 21st September 1919. |

|    |                                            |                                                                                    |    |                                            |    |                             |        |       |                     |                                                               |
|----|--------------------------------------------|------------------------------------------------------------------------------------|----|--------------------------------------------|----|-----------------------------|--------|-------|---------------------|---------------------------------------------------------------|
| 11 | 107/1<br>108/1<br>116/2<br>116/5<br>Inami. | Mohan Mansukh .. ..                                                                | .. | Trikam Mansukh ..                          | .. | 1 2<br>1 14<br>0 7<br>0 5   | 1,600  | 726   | 19th April 1925.    |                                                               |
| 12 | 126/2<br>Inami.                            | Nathabhai Ranchoddbhai ..                                                          | .. | Kastoor Amulakh ..                         | .. | 2 28<br>1 14                | 500    | 370   | 8th June 1927.      |                                                               |
| 13 | 219                                        | Jeshang Chhaganlal and Motilal alias Sarabhai Chhunilal Managers, Chhagan Vannali. | .. | Nanalal Hiralal ..                         | .. | 4 25                        | 14,000 | 3,027 | 24th February 1927. |                                                               |
| 14 | 291                                        | Sankalchand Lallu ..                                                               | .. | Kashi wife of Sankalchand Lallu.           | .. | 3 25                        | 4,000  | 1,103 | 1st September 1923  | Vendor purchased this Survey No. at Rs. 965 on 12th May 1920. |
| 15 | 367/1                                      | Manilal Ishwar ..                                                                  | .. | Prabhashanker Laxmiram ..                  | .. | 1 32                        | 1,000  | 556   | 10th July 1927.     |                                                               |
| 16 | 444/2<br>Inami.                            | Dahyabhai Kuber ..                                                                 | .. | Manilal Tarbhovan and Dahyabhai Tarbhovan. | .. | 2 6                         | 1,500  | 698   | 4th May 1925.       |                                                               |
| 17 | 458/2<br>Inami.                            | Chhagan Hira ..                                                                    | .. | Chhunilal Ramnath ..                       | .. | 1 17                        | 500    | 351   | 9th February 1927.  |                                                               |
| 18 | 458/2<br>Inami.                            | Chhunilal Ramnath ..                                                               | .. | Manilal Dajibhai ..                        | .. | 1 17                        | 700    | 491   | 5th February 1929   | Resale.                                                       |
| 19 | 502<br>Inami.                              | Balvantram Ambarum and others                                                      | .. | Parshotam Vrajlal                          | .. | 6 21                        | 3,200  | 490   | 1st March 1927.     |                                                               |
| 20 | 543/1                                      | Gania Havla and Kalial Amtha                                                       | .. | Vahala Bechar ..                           | .. | 2 13                        | 800    | 344   | 21st February 1927. |                                                               |
| 21 | 547/3<br>Inami.                            | Trikamlal Girdhar ..                                                               | .. | Gulammahamed Gulamhusen ..                 | .. | 2 4                         | 1,225  | 583   | 3rd July 1926.      |                                                               |
| 22 | 575/1<br>Inami.                            | Bai Suraj widow of Vyas Lallu Nathu                                                | .. | Vyas Ishwar Chhagan                        | .. | 1 22                        | 600    | 388   | 16th December 1922. |                                                               |
| 23 | 615/1<br>616/2<br>623/3<br>623/4           | Naranbhai Jeshangbhai ..                                                           | .. | Ishwar Lakhmidas ..                        | .. | 1 20<br>0 27<br>1 9<br>1 15 | 2,000  | 419   | 18th May 1929.      |                                                               |
|    |                                            |                                                                                    |    |                                            |    | 4 31                        |        |       |                     |                                                               |

| Serial No. | Survey No.                      | Name of Vendor.                               | Name of Purchaser.             | Area.                        | Consideration. | Rate per acre. | Date.               | Remarks. |
|------------|---------------------------------|-----------------------------------------------|--------------------------------|------------------------------|----------------|----------------|---------------------|----------|
| 1          | 2                               | 3                                             | 4                              | 5                            | 6              | 7              | 8                   | 9        |
| 24         | 615/2                           | Naran Jeshingbhai ..                          | Bai Santok w/o Danu Ranchhod.  | A. g.<br>1 20                | Rs.<br>931     | Rs.<br>621     | 14th January 1927.  |          |
| 25         | 697/1/1<br>Inami.               | Chunilal Bhaichand ..                         | Chunilal Ramnath ..            | 2 39                         | 1,000          | 336            | 5th June 1925.      |          |
| 26         | 703<br>Inami.                   | Babarabhai Panachand ..                       | Naran Valdas and Natla Valdas. | 3 20                         | 1,500          | 429            | 7th June 1928.      |          |
| 27         | 710<br>Inami.                   | Ganga daughter of Chhagan Trikam ..           | Rambhai Rajji ..               | 3 9                          | 1,380          | 428            | 30th April 1925.    |          |
| 28         | 723<br>725/1<br>725/3<br>Inami. | Civil Court on behalf of Mulchand Parshottam. | Somnath Moti ..                | 1 22<br>0 5<br>0 18          | 1,559          | 734            | 9th July 1923.      |          |
| 29         | 723<br>725/1<br>725/3<br>Inami. | Somnath Motilal ..                            | Gandabhai Cirdhar ..           | 2 5<br>1 22<br>0 5<br>0 18   | 1,000          | 471            | 14th February 1927. |          |
| 30         | 729<br>Inami.                   | Naranbhai Ishwarbhai ..                       | Baldev Kishor ..               | 1 3                          | 600            | 558            | 8th October 1929.   |          |
| 31         | 733/4<br>Inami.                 | Bai Nani w/o Dahya Kuber ..                   | Somnath Rangji ..              | 1 6                          | 500            | 435            | 21st June 1928.     |          |
| 32         | 763<br>784/2<br>885/3<br>Inami. | Ramsang Ravaji ..                             | Kalidas Mulchand ..            | 2 27<br>1 39<br>0 30<br>5 16 | 2,000          | 370            | 5th January 1927.   |          |

|                   |                  |                                                               |    |                              |    |   |    |       |     |                     |            |
|-------------------|------------------|---------------------------------------------------------------|----|------------------------------|----|---|----|-------|-----|---------------------|------------|
| 33                | 767<br>Inami.    | Dahyabhai Kalidas ..                                          | .. | Lallu Nagar ..               | .. | 2 | 22 | 1,000 | 392 | 5th June 1926.      |            |
| 34                | 767<br>Inami.    | Lallu Nagardas, Manager of the Estate of<br>Bhaichand Bhudar. | .. | Keshavlal Bechar ..          | .. | 2 | 22 | 1,000 | 392 | 14th September 1929 | .. Resale. |
| 35                | 928/1<br>Inami.  | Narottam Vhaldas ..                                           | .. | Vishavrup Parmanandji ..     | .. | 0 | 32 | 600   | 750 | 22nd April 1925.    |            |
| 36                | 943/2<br>Inami.  | Atmaram Lallu ..                                              | .. | Vishwarpacharya Parmanandji. | .. | 0 | 24 | 400   | 607 | 1st May 1925.       |            |
| 37                | 1009/1<br>Inami. | Gator Veniram ..                                              | .. | Somesvar Lallubhai ..        | .. | 2 | 13 | 1,500 | 645 | 25th May 1929.      |            |
| 38                | 1021             | Galabhai Narottam, Shanker Narottam,<br>Talsi Narottamdas.    | .. | Kastoor Amulakh ..           | .. | 1 | 37 | 699   | 363 | 27th April 1926.    |            |
| 39                | 1197/2           | Ratilal Ambaram ..                                            | .. | Parbhushanker Umedram ..     | .. | 1 | 0  | 499   | 499 | 22nd October 1925.  |            |
| <b>No Leases.</b> |                  |                                                               |    |                              |    |   |    |       |     |                     |            |

# SUBURBS TO THE WEST OF THE SABARMATI RIVER.

## 14. CHHADAVAD

### SALES.

| Serial No. | Survey No. | Name of Vendor.                                                   | Name of Purchaser.                             | Area. | Consideration. | Rate per acre. | Date.               | Remarks. |
|------------|------------|-------------------------------------------------------------------|------------------------------------------------|-------|----------------|----------------|---------------------|----------|
| 1          | 2          | 3                                                                 | 4                                              | 5     | 6              | 7              | 8                   | 9        |
| 1          | 2/1        | Manilal Bhagubhai                                                 | ..                                             | ..    | ..             | ..             | 19th March 1929     | ..       |
| 2          | 2/2        | Do.                                                               | ..                                             | ..    | ..             | ..             | 19th March 1929     | ..       |
| 3          | 3/B        | Bhagvandas Parshotam and Mulji Naran                              | Vakil Bhailal Sarabhai and Vaidilal Achratlal. | 1 3   | 5,000          | 4,651          | 6th July 1925.      | Do.      |
| 4          | 4          | Muhammadali Najarali                                              | ..                                             | ..    | ..             | ..             | 2nd June 1929       | ..       |
| 5          | 5/P        | Kasturbhai Manibhai by Court                                      | ..                                             | ..    | ..             | ..             | 30th July 1929      | ..       |
| 6          | 7/2        | Chinubhai Naranbhai, Manager of the estate of Naranbhai Manibhai. | ..                                             | ..    | ..             | ..             | 2nd December 1928   | ..       |
| 7          | 9          | Surendrabhai Sarabhai and others                                  | ..                                             | ..    | ..             | ..             | 18th February 1927. | ..       |
| 8          | 10A<br>11A | Ahmedabad Joint Sub-Judge's Court on behalf of Karim Jivan.       | Mulchand Ramchandra                            | ..    | ..             | ..             | 16th February 1928  | ..       |
| 9          | 10A<br>11A | Mulchand Ramchandra                                               | ..                                             | ..    | ..             | ..             | 1st July 1928       | ..       |

|    |                  |                                                                                        |                                                             |    |   |                |        |        |                     |    |                                                                                                                                                                                                                                |
|----|------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------|----|---|----------------|--------|--------|---------------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10 | 12               | Ahmedabad First Class Sub-Judge on behalf of Kasturbhai Manibhai and Umabhai Manibhai. | Vrijlal Pochalal ..                                         | .. | 0 | 29             | 17,051 | 23,519 | 25th October 1928   | .. | On main road purchased by owner of rear lands and bungalows having no frontage.                                                                                                                                                |
| 11 | 27               | Ramanlal Lalbhai ..                                                                    | Ishwarbhai Naranbhai ..                                     | .. | 0 | 6              | 3,200  | 21,334 | 25th June 1929      | .. | Frontage on junction of Ellis bridge approach with Sarkhej road. Area very small. Purchased for a hotel. Low pit. Vendor's father had purchased this Survey Number at the rate of Rs. 1,00,000 per acre on 21st November 1919. |
| 12 | 35/A/1           | Ravishanker Jatashanker and others                                                     | Manilal Vadilal ..                                          | .. | 0 | 24             | 3,000  | 5,000  | 10th May 1926.      |    |                                                                                                                                                                                                                                |
| 13 | 35/A/1/2         | Ravishanker Jatashanker and others                                                     | Manilal Maganlal ..                                         | .. | 0 | 22             | 3,000  | 5,455  | 10th May 1926.      |    |                                                                                                                                                                                                                                |
| 14 | 35/A/1/3<br>36/1 | Dahyabhai Chhotalal ..                                                                 | Jasud, wife of Mohanlal Chhotalal.                          | .. | 0 | 23             | 3,000  | 5,217  | 9th May 1926.       |    |                                                                                                                                                                                                                                |
| 15 | 36/2             | Ravishanker Jatashanker and others                                                     | Dhirejlal Panachand ..                                      | .. | 0 | 21             | 3,000  | 5,714  | 10th May 1926.      |    |                                                                                                                                                                                                                                |
| 16 | 36/3             | Do.                                                                                    | Hiralal Chunilal ..                                         | .. | 0 | 22             | 3,000  | 5,455  | 10th May 1926.      |    |                                                                                                                                                                                                                                |
| 17 | 36/3             | Chamanlal Motilal ..                                                                   | Bai Gajra, widow of Maneklal Manganalal.                    | .. | 0 | 10             | 2,800  | 11,200 | 23rd October 1929.  |    |                                                                                                                                                                                                                                |
| 18 | 40               | Government ..                                                                          | The Jain Co-operative Housing Society, Ltd.                 | .. | 0 | 8              | 200    | 1,000  | 3rd January 1928    | .. | Pit when purchased. Now filled up.                                                                                                                                                                                             |
| 19 | 41<br>Inami      | Trustees of Surendranath Vaikunthray ..                                                | Brahmin Mitra Mandal Co-operative Housing Society, Ltd.     | .. | 0 | 21             | 3,810  | 7,257  | 14th December 1929. |    |                                                                                                                                                                                                                                |
| 20 | 89               | Mulchand Pochalal ..                                                                   | Manekji Hormasji and Barjorji Hormasji.                     | .. | 1 | 37<br>Kh. 0 19 | 4,509  | 1,879  | 3rd October 1927.   |    |                                                                                                                                                                                                                                |
|    |                  |                                                                                        |                                                             |    | 2 | 16             | ..     | ..     |                     |    |                                                                                                                                                                                                                                |
| 21 | 90               | Laxman Girdhar ..                                                                      | The Brahmin Mitra Mandal Co-operative Housing Society, Ltd. | .. | 2 | 15             | 12,700 | 5,347  | 21st August 1929.   |    |                                                                                                                                                                                                                                |
| 22 | 91/1             | Mulchand Maganlal ..                                                                   | Do.                                                         | .. | 0 | 36             | 4,356  | 4,840  | 12th July 1929.     |    |                                                                                                                                                                                                                                |
| 23 | 91/2             | Khodidas and Bechar Ambaram ..                                                         | Do.                                                         | .. | 1 | 25             | 7,000  | 4,308  | 17th May 1929.      |    |                                                                                                                                                                                                                                |

| Serial No. | Survey No.   | Name of Vendor.                      | Name of Purchaser. | Area.           | Consideration. | Rate per acre. | Date.               | Remarks.                                                    |
|------------|--------------|--------------------------------------|--------------------|-----------------|----------------|----------------|---------------------|-------------------------------------------------------------|
| 1          | 2            | 3                                    | 4                  | 5               | 6              | 7              | 8                   | 9                                                           |
| 24         | 92/1         | Chhagan Narottam                     | ..                 | A. g.<br>2 11   | Rs.<br>10,501  | Rs.<br>4,616   | 4th January 1929.   |                                                             |
| 25         | 102<br>Inami | Abdulali Gulamali and others         | ..                 | 2 39<br>Kh. 0 6 | 17,998         | 5,759          | 30th June 1928.     |                                                             |
| 26         | 103/1        | Manek, daughter of Varjivan Venidas  | ..                 | 3 5             | 7,051          | 4,148          | 2nd August 1925.    |                                                             |
| 27         | 105<br>106   | Bhagubhai Chunnilal and others       | ..                 | 1 22<br>2 1     | 26,000         | 7,273          | 23rd December 1929. |                                                             |
| 28         | 106/2        | Bai Parwati, widow of Ambaram Ramdas | ..                 | 3 23<br>1 39    | 9,559          | 4,840          | 13th April 1929     | Contains about 8 mango trees.<br>Rs. 159 allowed for trees. |
| 29         | 107/5        | Kalidas Mulchund                     | ..                 | 1 5             | 3,000          | 2,667          | 24th October 1929.  |                                                             |
| 30         | 114          | Dayalbhai Naranbhai                  | ..                 | 1 23            | 13,500         | 8,571          | 22nd May 1929       | Opposite Chinaiwala's Survey<br>No. 582 in Kochrab.         |
| 31         | 115          | Sakarlal Balabhai                    | ..                 | 1 12<br>0 2     | 7,500          | 5,555          | 4th September 1929. |                                                             |
| 32         | 116          | Amaram Hirachand                     | ..                 | 1 14<br>2 20    | 10,251         | 4,100          | 27th June 1929.     |                                                             |
| 33         | 137/B        | Government                           | ..                 | 0 8             | 120            | 600            | 6th October 1928    | Surplus Railway Borrow pits.                                |
| 34         | 138/B        | Do.                                  | ..                 | 0 15            | 369            | 984            | 19th April 1929     | Do.                                                         |

|    |     |                                                                       |    |    |                     |    |   |    |       |            |                 |    |                                                                                            |
|----|-----|-----------------------------------------------------------------------|----|----|---------------------|----|---|----|-------|------------|-----------------|----|--------------------------------------------------------------------------------------------|
| 35 | 140 | Do.                                                                   | .. | .. | Motilal Hirabhai .. | .. | 0 | 23 | 4,443 | 7,727      | 24th March 1923 | .. | Land adjoins bungalow. Earth filling done subsequently. Rate higher being in 1923.         |
| 36 | 142 | Do.                                                                   | .. | .. | Balabhai Damodar..  | .. | 0 | 16 | 3,096 | 7,740      | 24th March 1923 | .. | Do.                                                                                        |
| 37 | 143 | Do.                                                                   | .. | .. | Karim Jivan ..      | .. | 0 | 9  | 3,925 | 17,444     | 22nd May 1926   | .. | For temporary shopping by owner of adjoining strips of land, viz. Survey Nos. 10A and 11A. |
| 38 | 143 | Auction by First Class Sub-Judge, Ahmedabad on behalf of Karim Jivan. | .. | .. | Ranchhod Virchand   | .. | 0 | 9  | 340   | 1,511      | 26th July 1926  | .. | Re-sale.                                                                                   |
| 39 | 143 | Ranchhod Virchand                                                     | .. | .. | Gordhan Kalidas ..  | .. | 0 | 9  | 375   | 1,667      | 2nd July 1928   | .. | Re-sale. Transfer from his Gumasta to his own name.                                        |
|    |     |                                                                       |    |    |                     |    |   |    |       | No Leases. |                 |    |                                                                                            |

G. B. SOPARKAR,  
Assistant Consulting Surveyor to Government,  
Ahmedabad.

15. CHANGISPUR  
SALES.

| Serial No. | Survey No.              | Name of Vendor.                      | Name of Purchaser.                                         | Area.             | Consideration. | Rate per acre. | Date.              | Remarks.                                                                                                 |
|------------|-------------------------|--------------------------------------|------------------------------------------------------------|-------------------|----------------|----------------|--------------------|----------------------------------------------------------------------------------------------------------|
| 1          | 2                       | 3                                    | 4                                                          | 5                 | 6              | 7              | 8                  | 9                                                                                                        |
| 1          | 125<br>126/A<br>124/2/P | Sankalchand Ishwar                   | The Maharashtra Brahmin Co-operative Housing Society, Ltd. | 2 0<br>0 1<br>0 1 | Rs.<br>7,000   | Rs.<br>3,414   | 10th April 1929    | Survey No. 124/2 contains a well.                                                                        |
| 2          | 126/1                   | Keval Ishwar                         | Do.                                                        | 2 2<br>1 15       | 4,224          | 3,072          | 10th April 1929.   |                                                                                                          |
| 3          | 126/2                   | Madha Rajji                          | Do.                                                        | 0 26              | 2,261          | 3,478          | 10th April 1929.   |                                                                                                          |
| 4          | 126/3                   | Kalidas Magan                        | Do.                                                        | 0 31              | 2,696          | 3,479          | 4th April 1929.    |                                                                                                          |
| 5          | 128<br>129/P            | Bai Parwati widow of Talsi Raghunath | Do.                                                        | 2 5<br>0 3        | 6,599          | 3,000          | 28th October 1929  | Near Gaothan. Well in Survey No. 129. Owner of Survey No. 128 has got right to take water from the well. |
| 6          | 130/1                   | Do.                                  | Somnath Chhaganlal                                         | 1 6               | 999            | 869            | 3rd May 1924       | Higher than Survey No. 130/2 by 2' in some portion.                                                      |
| 7          | 130/1                   | Somnath Chhagan                      | The Maharashtra Brahmin Co-operative Housing Society, Ltd. | 1 6               | 3,599          | 3,130          | 30th March 1929.   |                                                                                                          |
| 8          | 130/2                   | Chamanlal Harilal and others         | Do.                                                        | 1 9               | 3,125          | 2,551          | 1st April 1929.    |                                                                                                          |
| 9          | 130/3/P                 | Bai Parwati widow of Talsi Raghunath | Bhukabhai Dalsukhram                                       | 0 3               | 200            | 2,667          | 26th February 1929 | Higher price paid being near Gaothan.                                                                    |
| 10         | 131/P<br>132            | Mohanlal Jannadas and others         | The Maharashtra Brahmin Co-operative Housing Society, Ltd. | 0 3½<br>1 25      | 5,851          | 3,417          | 25th April 1929.   |                                                                                                          |
|            |                         |                                      |                                                            | 1 28½             |                |                |                    |                                                                                                          |

|    |                                           |                                                                                                        |                                                                              |                                                                                   |         |                |                   |                                     |                                                                                                                                                                                                                           |
|----|-------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------|----------------|-------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | 131/1/P<br>135/1<br>139/2<br>140<br>131/2 | Vrajilal Pochatal .. ..                                                                                | Sheth Jagabhai Bhogilal and others.                                          | 0 34<br>0 26<br>1 3<br>Kh.0 3<br>3 15<br>Kh.0 3<br>0 26<br>Kh.0 5<br>6 4½<br>0 17 | 19,400  | 3,174          | 2nd May 1929      | ..                                  | Near railway station. For building purposes. Survey No. 140 has a big pit due to earth excavation. Survey No. 131/2 is higher by 2' than the neighbouring land. Remaining land is even. Survey No. 131/1 contains a well. |
| 12 | 133/1                                     | Patel Bhulabhai Gopaladas, Assignee of Laxman Hari.                                                    | Morarji Naranji ..                                                           | 851                                                                               | 2,002   | 16th July 1924 | ..                | Good situation. Frontage on nallia. |                                                                                                                                                                                                                           |
| 13 | 138<br>139/1<br>159/2                     | Laija widow of William Gangaram                                                                        | Bai Kamla daughter of Ranchhod Parshottam.                                   | 0 39<br>0 24<br>0 21                                                              | 5,000   | 4,444          | 9th April 1929    | ..                                  | Survey No. 159/2 is 2' low.                                                                                                                                                                                               |
| 14 | 138<br>139/1                              | Bai Kamla daughter of Ranchhod Parshottam.                                                             | The Maharashtra Brahmin Co-operative Housing Society, Ltd.                   | 2 4<br>0 39<br>0 24                                                               | 5,500   | 3,492          | 13th April 1929.  | ..                                  |                                                                                                                                                                                                                           |
| 15 | 143                                       | Pagi Motiji Nathuji ..                                                                                 | Bholabhai Jeshingbhai and Popatlal Hemchand.                                 | 1 23<br>0 11                                                                      | 600     | 2,182          | 16th October 1924 | ..                                  | In developed area. In rear and adjoining to Survey No. 304 of Shekipur Khanpur owned by purchasers. A triangular unsuitable piece.                                                                                        |
| 16 | 143                                       | Bholabhai Jeshingbhai ..                                                                               | Nemchand Popatlal                                                            | 0 11                                                                              | 800     | 2,909          | 6th August 1929   | ..                                  | Between partners.                                                                                                                                                                                                         |
| 17 | 147<br>148/2                              | Sheth Jagabhai Dalpatbhai and Manibhai                                                                 | Saraspur Manufacturing Co. Ltd., Registered office.                          | 4 15<br>Kh.0 2                                                                    | 100,000 | 22,599         | 31st May 1924     | ..                                  | On main road.                                                                                                                                                                                                             |
| 18 | 147<br>148/2                              | The Saraspur Manufacturing Co., Ltd. (In liquidation by the Court of the District Judge of Ahmedabad.) | Sheth Kasturbhai Lalbhai, Manager, The Jain Sweet-amber Murtipujak Boarding. | 4 17<br>4 15<br>Kh.0 2                                                            | 60,000  | 13,559         | 11th June 1927    | ..                                  | Resale.                                                                                                                                                                                                                   |
| 19 | 151                                       | Maganji Shivaji ..                                                                                     | Sankalchand Ishwar                                                           | 4 17<br>0 9                                                                       | 600     | 2,667          | 29th June 1925    | ..                                  | On main road. An elongated strip between the nallia and road in front of the Manek Ice Factory.                                                                                                                           |
| 20 | 151                                       | Sankalchand Ishwar                                                                                     | Hornasji Manekji                                                             | 0 9                                                                               | 851     | 3,782          | 24th August 1929  | ..                                  | Resale.                                                                                                                                                                                                                   |

| Serial No. | Survey No. | Name of Vendor.                                      | Name of Purchaser.                                                       | Area.         | Consideration. | Rate per acre. | Date.               | Remarks.                                                                                                                |
|------------|------------|------------------------------------------------------|--------------------------------------------------------------------------|---------------|----------------|----------------|---------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1          | 2          | 3                                                    | 4                                                                        | 5             | 6              | 7              | 8                   | 9                                                                                                                       |
| 21         | 159/1      | Shivprasad Bhagwandas, Assignee of Somchand Motilal. | Ramnarayan Vishwanath, President, Bhartiya Co-operative Housing Society. | A. g.<br>1 20 | Rs.<br>4,200   | Rs.<br>2,800   | 14th December 1927  | Opposite Ellis bridge railway station. Purchased by the vendor on 9th September 1919 at the rate of Rs. 6,646 per acre. |
| 22         | 160/A/1    | Hoshji Naran self and as a guardian of Baba Naran.   | Damodardas Karsandas                                                     | 0 4           | 450            | 4,500          | 22nd December 1928  | Near gaathan.                                                                                                           |
| 23         | 160/A/2    | Kawal Ishwar and Kalidas Magan                       | Do.                                                                      | 0 4           | 450            | 4,500          | 22nd December 1928  | Near railway station.                                                                                                   |
| 24         | 161        | Naran Bechar and Shamal Bhagwan                      | Mehta, Chandulal Chhotalal and Damodardas Karsandas.                     | 0 12          | 1,400          | 4,667          | 19th July 1928      | Near railway station.                                                                                                   |
| 25         | 161/P      | Damodardas Karsandas                                 | Chandulal Chhotalal                                                      | 0 6           | 600            | 4,000          | 22nd December 1928. |                                                                                                                         |
| 26         | 162        | Isabhai Hemtullaji                                   | Shivprasad Ajitray and Chimanlal Ajitray.                                | 0 27          | 2,800          | 4,148          | 30th April 1923     | Good situation. Near railway station.                                                                                   |
| 27         | 162/2      | Shivprasad Ajitray and others                        | Joshi, Kuberdas Thakershee                                               | 0 24          | 3,855          | 6,258          | 23rd October 1929.  |                                                                                                                         |
| 28         | 162/3      | Joshi, Kuberdas Thakershee                           | Tejaji Farsaram                                                          | 0 16          | 2,499          | 6,247          | 23rd October 1929.  |                                                                                                                         |
| 29         | 172        | Bai Kharshedbai Dhanjibhai Medora                    | Ramanbhai Gordhandas                                                     | 1 14          | 11,000         | 8,148          | 9th October 1924.   | Near railway station. It is in rear of purchaser's bungalow and has access through it.                                  |
|            |            |                                                      | No Leases.                                                               |               | ●              |                |                     |                                                                                                                         |

16. SHEKHPUR-KHANPUR.

SALES.

| Serial No. | Survey No.        | Name of Vendor.                         | Name of Purchaser.                                                     | Area.                               | Consideration. | Rate per acre.    | Date.              | Remarks.                                                                                                                                 |
|------------|-------------------|-----------------------------------------|------------------------------------------------------------------------|-------------------------------------|----------------|-------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                 | 3                                       | 4                                                                      | 5                                   | 6              | 7                 | 8                  | 9                                                                                                                                        |
| 1          | 239/3P            | Gulammahmad Abdulrehman ..              | Patel Naran Govind ..                                                  | A. g.<br>0 12                       | Rs.<br>1,000   | Rs.<br>3,333      | 22nd February 1928 | Near main road.                                                                                                                          |
| 2          | 245/2             | Bai Maherbai wife of Dinsha Dadabhai .. | Ramniklal Vadilal ..                                                   | 0 24                                | 2,351          | 3,918             | 22nd November 1924 | On main road except for a small open strip of Survey No. 244. Vendor purchased on 20th September 1918 at the rate of Rs. 3,333 per acre. |
| 3          | 256/6<br>257/3    | Girdharilal Amratlal ..                 | Balabhai Bhogilal ..                                                   | 0 11<br>0 28                        | 5,875          | 8,103             | 8th July 1925      | On main road. Vendor purchased on 19th October 1920 at the rate of Rs. 14,520 per acre.                                                  |
| 4          | 273/1             | Chandulal Shivlal ..                    | Dhobi Piru Jumma ..                                                    | 0 39                                | 3,400          | 6,800             | 3rd April 1923     | On the subsidiary road near main road. With intention to build Dhobighat. Access through nallia.                                         |
| 5          | 279/A/1           | Ibrahim Khatib ..                       | Ajjalabhai Gulamahmed ..                                               | 0 20                                | 1,250          | 2,500             | 9th May 1924       | Open. On main road. Sold cheap as it was purchased at Rs. 2,000 per acre in 1923.                                                        |
| 6          | 279/A/2P          | Salemahmad Nurmahmad ..                 | Alimahmad Dhote JeraJ & Co. ...                                        | 0 36<br>Sq.yds.<br>0-11-24          | 10,000         | 11,111            | 5th May 1925       | On main road. Open.                                                                                                                      |
| 7          | 286/2             | Joshi Girjashanker Harishanker ..       | Chandramati, daughter of Dahyabhai Madhavrao and Jayendrarao Vajubhai. | 0-11-24                             | 3,387          | 2-4-0 per Sq. yd. | 18th August 1926.  |                                                                                                                                          |
| 8          | 287               | Balabhai Trikamlal ..                   | Girjashanker Harishanker ..                                            | A. g.<br>1 20<br>Sq.yds.<br>0-24-73 | 10,000         | 6,667             | 12th June 1926.    |                                                                                                                                          |
| 9          | 287/2             | Joshi Girjashanker Harishanker ..       | Chandramati, daughter of Dahyabhai Madhavrao and Jayendrarao Vajubhai. | 0-24-73                             | 6,698          | 2-4-0 per Sq. yd. | 18th August 1926.  |                                                                                                                                          |
| 10         | 288<br>289<br>291 | Girjashanker Harishanker ..             | Somchand Mulchand ..                                                   | A. g.<br>0 33<br>0 18<br>0 1        | 14,000         | 2-3-6 per Sq. yd. | 26th April 1924    | Survey No. 291 is a small triangular piece on main road. On main road.                                                                   |

| Serial No. | Survey No.                 | Name of Vendor.                | Name of Purchaser. | Area.                                        | Consideration. | Rate per acre.              | Date.              | Remarks.                                                                                                                               |
|------------|----------------------------|--------------------------------|--------------------|----------------------------------------------|----------------|-----------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                          | 3                              | 4                  | 5                                            | 6              | 7                           | 8                  | 9                                                                                                                                      |
| 11         | 288<br>289<br>291          | Somehand Mulchand              | ..                 | A. G.<br>0 33<br>0 18<br>0 1                 | Rs.<br>14,000  | Rs.<br>2-3-6 per Sq.<br>yd. | 26th April 1924    | Survey No. 291 is a small triangular piece on main road. Resale.                                                                       |
| 12         | 298/1                      | Parshottam Narandas            | ..                 | 1 12<br>1 30                                 | 14,000         | 8,000                       | 12th December 1924 | Survey No. 298 has same level as main road. Vendor purchased it at the rate of Rs. 17,465 per acre on 4th February 1922. Resale.       |
| 13         | 298/1                      | Punjatal Hirachand             | ..                 | 1 30                                         | 14,000         | 8,000                       | 9th April 1925     | ..                                                                                                                                     |
| 14         | 304                        | Ukaji Ratuji and Karim Jivan.. | ..                 | 2 14                                         | 13,000         | 5,532                       | 3rd October 1924   | Ukaji leased to Karim Jivan. Purchaser purchased both the lessor's and lessee's rights and therefore full ownership. Between partners. |
| 15         | 304P                       | Bholabhai Jeshingbhai          | ..                 | 2 14<br>2                                    | 11,700         | 9,957                       | 6th October 1928   | ..                                                                                                                                     |
| 16         | 306<br>307<br>313/2<br>334 | Bapu Muldas and Asharam Muldas | ..                 | = 1 7<br>1 14<br>1 38<br>0 33<br>0 39<br>5 4 | 7,650          | 1,500                       | 25th April 1928    | On the west of the railway line. Even land. Low price being remote.                                                                    |
| 17         | 312P                       | Bapu Muldas                    | ..                 | 1 27<br>2                                    | 1,256          | 1,500                       | 28th April 1928    | Half part sold from Survey No. 312.                                                                                                    |
| 18         | 313/1                      | Patel Jivram Girdhar           | ..                 | = 0 33½<br>1 0                               | 1,450          | 1,450                       | 22nd December 1928 | No access.                                                                                                                             |
|            |                            |                                |                    | No Leases.                                   |                |                             |                    |                                                                                                                                        |

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# 17. KOCHRAB.

## SALES.

| Serial No. | Survey No.                             | Name of Vendor.                                                    | Name of Purchaser.                                                                       | Area.                                      | Consideration. | Rate per acre. | Date.                 | Remarks.                                                                                                            |
|------------|----------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------|----------------|----------------|-----------------------|---------------------------------------------------------------------------------------------------------------------|
| 1          | 2                                      | 3                                                                  | 4                                                                                        | 5                                          | 6              | 7              | 8                     | 9                                                                                                                   |
| 1          | 20<br>24/2<br>24/3                     | Mansukh Nanchand ..                                                | Chamanlal Virchand ..                                                                    | A. g.<br>1 28<br>0 4<br>0 6                | Rs.<br>24,500  | Rs.<br>12,564  | 17th February 1929 .. | On main road.                                                                                                       |
| 2          | 21                                     | Nazir, District Court, Guardian of Satyen-<br>draprased Keshavlal. | Trikamlal Ugarchand, Tulsidas<br>Jasraj and Bai Jayalaxmi<br>wife of Jatashanker Pathak. | 1 38<br>1 32<br>Kh.0 4                     | 16,000         | 8,421          | 26th April 1929 ..    | Rate low being for rear land.                                                                                       |
| 3          | 21P                                    | Trikamlal Ugarchand ..                                             | Tulsidas Jasraj ..                                                                       | 0 5                                        | 1,111          | 8,888          | 13th August 1929 ..   | In rear. Between partners in the<br>sale No. 2.                                                                     |
| 4          | 21P                                    | Do. ..                                                             | Jayalaxmi wife of Jatashanker<br>Pathak.                                                 | 0 19                                       | 4,222          | 8,888          | 13th August 1929 ..   | Do.                                                                                                                 |
| 5          | 22/4                                   | Maneklal Ranchhod ..                                               | Chunilal Vrajbhukhandas ..                                                               | 1 11                                       | 8,751          | 6,864          | 20th December 1927 .. | Rear land. Vendor had purchased<br>this Survey number at the rate<br>of Rs. 6,236 per acre on 8th<br>November 1919. |
| 6          | 37/1                                   | Girdhar Ranchhod, Mulchand Chaman and<br>Bhaskarrao Motilal.       | Lalbai Trikamal ..                                                                       | 1 18                                       | 14,499         | 9,999          | 7th August 1924 ..    | Vendors purchased this Survey<br>number at Rs. 10,344 per acre on<br>6th December 1920.                             |
| 7          | 46<br>51<br>52<br>192<br>193<br>Inami. | Syed Ahmedmia Sahab<br>Syed Mahmudshah.                            | Brahmakshatriy Co-operative<br>Housing Society Ltd.                                      | 7 2<br>2 0<br>3 24<br>0 5<br>Kh.0 8<br>5 7 | 87,000         | 4,794          | 23rd January 1926 ..  | Fully developed.                                                                                                    |
|            |                                        |                                                                    |                                                                                          | 18 6                                       |                |                |                       |                                                                                                                     |

| Serial No. | Survey No.           | Name of Vendor.                               | Name of Purchaser.                                                                   | Area.                        | Consideration. | Rate per acre. | Date.               | Remarks.                                                                                                                                                                                                                                                                    |
|------------|----------------------|-----------------------------------------------|--------------------------------------------------------------------------------------|------------------------------|----------------|----------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                    | 3                                             | 4                                                                                    | 5                            | 6              | 7              | 8                   | 9                                                                                                                                                                                                                                                                           |
| 8          | 48/1<br>49/1<br>50/3 | Amratlal Damodardas ..                        | Saraswati Co-operative Housing Society Ltd.                                          | 0 20<br>1 27<br>0 28<br>2 35 | Rs.<br>16,151  | Rs.<br>5,618   | 13th January 1927   | Now acquired for the Shantini-<br>ketan Co-operative Housing<br>Society. Vendor purchased this<br>Survey Number on 24th June 1920<br>at the rate of Rs. 11,304 per acre.                                                                                                    |
| 9          | 123<br>125           | Chhotalal Mahasukh and<br>Chamanlal. Gopaldas | Jeslingbhai Bhogilal, Chandulal<br>Bhogilal and Ramanlal<br>Bhogilal.                | 2 34<br>2 28<br>5 22         | Rs.<br>12,500  | 2,252          | 21st December 1929  | Purchasers' bungalow in<br>proximity in Survey No. 58.<br>Purchasers paid approximately<br>Rs. 10,000 for Survey No. 123<br>and Rs. 2,500 for Survey<br>No. 125 which is in rear.<br>A building in adjoining Survey<br>No. 124 is constructed by<br>Ranchhodlal Gircharlal. |
| 10         | 190                  | Premchand Ravichand and others                | Brahmakshatriy Co-operative<br>Housing Society Ltd.                                  | 0 4                          | 500            | 5,000          | 2nd September 1929  | To add to the estate open at<br>present.                                                                                                                                                                                                                                    |
| 11         | 191/1                | Ambalal Hirachand ..                          | Harilal Kachrabhai ..                                                                | 0 11                         | 999            | 3,633          | 12th August 1927    |                                                                                                                                                                                                                                                                             |
| 12         | 191/1                | Harilal Kachrabhai ..                         | Brahmakshatriy Co-operative<br>Housing Society Ltd.                                  | 0 11                         | 1,747          | 6,353          | 4th October 1929    | Resale. To add to the estate.                                                                                                                                                                                                                                               |
| 13         | 191/2                | Mulji Bhagwan and Chatur Haribhai             | Brahmakshatriy Co-operative<br>Housing Society Ltd.                                  | 0 18                         | 2,810          | 6,244          | 14th September 1929 | To add to the estate.                                                                                                                                                                                                                                                       |
| 14         | 203/2                | Paratapsingh Naransingh and others            | Ravji Soipal & Bros. ..                                                              | 0 12½                        | 1,598          | 5,114          | 10th October 1929   | Paid very high price because land<br>was purchased for a Society.                                                                                                                                                                                                           |
| 15         | 204/1<br>203/1       | Paratapsingh Naransingh and others            | Kaushikprasad Chandulal on<br>behalf of Patidar Co-operative<br>Housing Society Ltd. | 1 24<br>2 25½<br>4 9½        | 24,551         | 5,794          | 12th September 1929 | Near areas to be developed in<br>Survey Nos. 204, 205 and<br>206 and Krasna Co-operative<br>Housing Society's land. Vendor<br>had purchased Survey No. 204/1<br>at the rate of Rs. 2,857 per acre<br>on 13th April 1923.                                                    |

|    |       |                                            |    |    |                                                                      |    |   |    |       |                   |                    |    |                                                                                              |
|----|-------|--------------------------------------------|----|----|----------------------------------------------------------------------|----|---|----|-------|-------------------|--------------------|----|----------------------------------------------------------------------------------------------|
| 16 | 204/3 | Nakarchand Maganlal                        | .. | .. | Chamanlal Parshottam                                                 | .. | 0 | 25 | 2,300 | 3,680             | 2nd November 1923  | .. | Open.                                                                                        |
| 17 | 204/3 | Chamanlal Parshottam                       | .. | .. | Balabhai Sankalchand                                                 | .. | 0 | 25 | 1,425 | 2,280             | 30th July 1924     | .. | Resale. Near Chinaiwala's bungalow in Survey No. 58.                                         |
| 18 | 205   | Official Liquidator of Khemchand Zaver     | .. | .. | Bhogilal Chunilal, manager of the firm of Chhotatal Vraj-bhukhandas. | .. | 1 | 33 | 3,900 | 2,137             | 24th November 1924 | .. | Open. On the main road to Vastrapur and opposite Krasna Co-operative Housing Society's land. |
| 19 | 206/2 | Government on behalf of Punjalal Mohanlal. | .. | .. | Manilal Naran                                                        | .. | 1 | 21 | 4,100 | 2,689             | 15th December 1924 | .. | Do.                                                                                          |
| 20 | 206/2 | Manilal Naran                              | .. | .. | Dahyabhai Chunilal and Girdhar Ranchhod.                             | .. | 1 | 21 | 4,100 | 2,689             | 15th December 1924 | .. | Transfer.                                                                                    |
| 21 | 206/2 | Dahyabhai Chunilal and Girdhar Ranchhod    | .. | .. | Popatlal Hemchand                                                    | .. | 1 | 21 | 3,251 | 2,132             | 25th June 1927     | .. | Resale. Price lower than in 1924.                                                            |
|    |       |                                            |    |    |                                                                      |    |   |    |       | <b>No Leases.</b> |                    |    |                                                                                              |

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## 18. PALDI.

## SALES.

| Serial No. | Survey No.                   | Name of Vendor.                                                  | Name of Purchaser.                           | Area.                                                    | Consideration. | Rate per acre. | Date.              | Remarks.                                                                                                                                                                                                                                                                                                         |
|------------|------------------------------|------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------|----------------|----------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                            | 3                                                                | 4                                            | 5                                                        | 6              | 7              | 8                  | 9                                                                                                                                                                                                                                                                                                                |
| 1          | 48                           | Bechar Parbhu .. ..                                              | Dalpat Mavji ..                              | A. g.<br>3 0                                             | Rs.<br>4,000   | Rs.<br>1,333   | 19th November 1928 | .. For a brick kiln. Paid higher price because purchaser has a similar brick field in adjoining Survey No. 75.                                                                                                                                                                                                   |
| 2          | 75                           | Bai Zaver widow of Madha Laldas                                  | Dalpat Mavji and Hira Madha..                | 2 12                                                     | 1,500          | 652            | 11th February 1928 | .. For brick field.                                                                                                                                                                                                                                                                                              |
| 3          | 79 Inami                     | Balakhi Anopechand .. ..                                         | Shivprasad Ajitram ..                        | 1 27<br>Kh. 0 1                                          | 4,000          | 2,353          | 8th October 1928   | .. Frontage on a katcha road. Contains a well.                                                                                                                                                                                                                                                                   |
| 4          | 102/1                        | Somchand Mangaldas, Chamanlal Mangaldas and Keshavlal Mangaldas. | Balkrishna Parshottam ..                     | 1 39                                                     | 5,406          | 2,737          | 4th April 1927     | .. On main Sarkhej road. Comparatively higher than the opposite Survey No. 255. Contains a small well not in use.                                                                                                                                                                                                |
| 5          | 102/2                        | Do. do.                                                          | Balashanker Maganlal ..                      | 1 6                                                      | 2,594          | 2,256          | 4th April 1927     | .. On Sarkhej road.                                                                                                                                                                                                                                                                                              |
| 6          | 102/2                        | Balashanker Maganlal ..                                          | Balkrishna Parshottam ..                     | 1 6                                                      | 3,300          | 2,870          | 21st June 1928     | .. Re-sale. Paid higher price to increase his property so as to have the whole Survey No. 102.                                                                                                                                                                                                                   |
| 7          | 108/1                        | Ramanbhai Lalbhai ..                                             | Mahalaxmi Co-operative Housing Society, Ltd. | 1 31<br>Kh. 0 4<br>Kh. 0 2<br>0 5<br>1 15<br>2 31<br>8 8 | 15,751         | 2,540          | 20th June 1928     | .. On main road. Purchaser got the lands for a cheaper price because of vendor's fear of acquisition. Survey Nos. 108/1, 109 and 110 give a nice frontage to the Mahalaxmi Co-operative Housing Society. Vendor purchased this except Survey No. 108/2 at the rate of Rs. 5,106 per acre on 20th September 1919. |
|            | 108/2<br>109<br>110<br>123/2 |                                                                  |                                              |                                                          |                |                |                    |                                                                                                                                                                                                                                                                                                                  |

|    |                                         |                                                                                 |    |    |                                                         |                                                        |        |       |                      |    |                                                                                                                                                                                                 |
|----|-----------------------------------------|---------------------------------------------------------------------------------|----|----|---------------------------------------------------------|--------------------------------------------------------|--------|-------|----------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8  | 112/A/1                                 | Lalu Mufji                                                                      | .. | .. | The Tolak Co-operative Housing Society, Ltd.            | 2 27                                                   | 6,682  | 2,498 | 4th September 1928   | .. | To the north of Mahalaxmi Co-operative Housing Society and Mahalaxmi Shrimali Educational Boarding.                                                                                             |
| 9  | 112/4                                   | Do.                                                                             | .. | .. | The Mahalaxmi Co-operative Housing Society, Ltd.        | 1 14                                                   | 2,075  | 1,537 | 4th September 1928   | .. | Price low being in rear and also because nearly 16 gunthas of land is reserved in the proposed 80' circular road in the development under Ellis Bridge Town Planning Scheme (O.P. 36 of Paldi). |
| 10 | 112/3                                   | Vithalray Gordhanprasad                                                         | .. | .. | The Tolak Co-operative Housing Society, Ltd.            | 1 6                                                    | 2,999  | 2,808 | 2nd September 1928.  | .. |                                                                                                                                                                                                 |
| 11 | 112/A/8<br>123/1                        | Motibhai Shamalbhai                                                             | .. | .. | Mahalaxmi Co-operative Housing Society, Ltd.            | 0 21<br>0 19                                           | 4,000  | 4,000 | 18th January 1929    | .. | Higher rate because of later date of sale and to add to the property.                                                                                                                           |
| 12 | 115<br>121                              | Nathu Motichand                                                                 | .. | .. | Mahalaxmi Co-operative Housing Society.                 | 1 00<br>0 14<br>1 20                                   | 3,400  | 1,838 | 15th September 1928  | .. | In the rear.                                                                                                                                                                                    |
| 13 | 116<br>120/1                            | Soma Bhagwan and Dahiya Somabhai                                                | .. | .. | Tolak Co-operative Housing Society, Ltd.                | 1 34<br>0 21<br>2 4                                    | 7,251  | 2,762 | 24th September 1928. | .. |                                                                                                                                                                                                 |
| 14 | 117<br>225<br>226<br>227 Inami<br>228 " | Keshavlal Girdhar and others                                                    | .. | .. | The New Audich Tolak Co-operative Housing Society, Ltd. | 2 25<br>0 16<br>2 18<br>2 21<br>Kh.0 4<br>4 23<br>0 17 | 22,426 | 2,141 | 10th December 1929   | .. | Survey No. 117 is lower than neighbouring lands by 1½. Originally rice land plot. Survey Nos. 225, 226 and parts of 227 and 228 have a frontage on the Vejalpur road.                           |
| 15 | 118/1<br>119                            | Chamanlal Dalpatram, Manager of Educational Fund of Mahalaxmi Shrimali Brahmin. | .. | .. | Jivanlal Harivallabhdas                                 | 10 19<br>0 25<br>2 32<br>3 17                          | 4,099  | 1,197 | 26th February 1926   | .. | For brick field. Contains pits excavated after purchase. Access through a cart track.                                                                                                           |

| Serial No. | Survey No.            | Name of Vendor.                                  | Name of Purchaser.                                                                     | Area.                                      | Consideration. | Rate per acre. | Date.                | Remarks.                                                                                                                                                                                         |
|------------|-----------------------|--------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------|----------------|----------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                     | 3                                                | 4                                                                                      | 5                                          | 6              | 7              | 8                    | 9                                                                                                                                                                                                |
| 16         | 120/1/2               | The Tolak Co-operative Housing Society, Ltd.     | The Mahalaxmi Co-operative Housing Society, Ltd.                                       | A. g.<br>0 31                              | Rs.<br>2,081   | Rs.<br>2,685   | 29th September 1928  | Part 122 is built over for Mahalaxmi Boarding.                                                                                                                                                   |
| 17         | 120/2                 | Desaibhai Zaverbhai                              | Do.                                                                                    | 0 36                                       | 2,000          | 2,222          | 21st September 1928. |                                                                                                                                                                                                  |
| 18         | 121/2<br>122/2<br>115 | The Mahalaxmi Co-operative Housing Society, Ltd. | The Tolak Co-operative Housing Society, Ltd.                                           | 0 24<br>0 38<br>0 14                       | 3,981          | 2,095          | 29th September 1928  | Part of Survey No. 122 is built over for a Mahalaxmi Boarding.                                                                                                                                   |
| 19         | 122<br>108/2          | Bai Jina widow of Ambaram Daji                   | The Mahalaxmi Co-operative Housing Society, Ltd.                                       | 1 36<br>1 33<br>0 2                        | 4,050          | 2,160          | 1st September 1928.  |                                                                                                                                                                                                  |
| 20         | 122/1<br>112/4        | Shri Mahalaxmi Co-operative Society, Ltd.        | Ravishanker Jatashanker, Trustee of Shree Mahalaxmi Ashrit Shrimali Brahmin Education. | 0 35<br>1 14<br>$\frac{1}{2}$ share (well) | 4,035          | 1,814          | 1st October 1928     | Purchaser and vendor of the same community and for educational purpose. Building built over in portion of 112/8, 112/4, 112/3, 122, 108, 121, etc.                                               |
| 21         | 124                   | Mulshanker Pitambar                              | Lalmia Mulla Amiruddin                                                                 | 2 9<br>0 37                                | 1,251          | 1,352          | 16th July 1925.      |                                                                                                                                                                                                  |
| 22         | 125/1                 | Trumbaklal Shivshanker Dalpat.                   | Jiwanlal Harivallabhdas                                                                | 0 38                                       | 1,800          | 1,895          | 7th March 1927       | A brick pit. Paid higher price because purchaser has brick fields in Survey Nos. 118/1 and 119. Vendor had purchased this survey number at the rate of Rs. 1,579 per acre on 4th September 1922. |
| 23         | 131/4<br>Inami.       | Saakalchand Keshavlal                            | Fardunji Sorabji                                                                       | 0 32                                       | 1,900          | 2,375          | 16th March 1925.     |                                                                                                                                                                                                  |

|    |                   |                               |    |                                                                                                                  |                            |        |       |                     |    |                                                                                                                                                                                                          |
|----|-------------------|-------------------------------|----|------------------------------------------------------------------------------------------------------------------|----------------------------|--------|-------|---------------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24 | 131/5<br>Hami.    | Fardunji Sorabji ..           | .. | Anopchand Sankalchand ..                                                                                         | 0 25                       | 1,000  | 1,400 | 19th July 1923      | .. | Vendor had purchased this survey number at the rate of Rs. 3,200 per acre on 4th April 1923.                                                                                                             |
| 25 | 135<br>136        | Jethalal (okalbhai and others | .. | Hiralal Chhotalal ..                                                                                             | 1 33<br>2 9                | 4,261  | 1,052 | 30th September 1929 | .. | For a brick field.                                                                                                                                                                                       |
| 26 | 156<br>160<br>252 | Parasao Bhimrao and others .. | .. | Magantal Laldas ..                                                                                               | 4 2<br>1 37<br>0 29<br>1 9 | 2,695  | 695   | 30th October 1928   | .. | For a brick kiln. Very remote from residential portion. Vendor had purchased these survey numbers at the rate of Rs. 645 per acre on 3rd September 1919.                                                 |
| 27 | 192               | Nariman Ratanji ..            | .. | Anrratal Molanlal, Manager of Khoda Dhor's Panjrapole of Ahmedabad.                                              | 3 35<br>8 18               | 2,500  | 296   | 21st November 1928  | .. | Low rate being for charitable purpose.                                                                                                                                                                   |
| 28 | 231/2             | Parshotam Bechar              | .. | Motilal Harilal Jagathai ..                                                                                      | 1 12                       | 5,523  | 4,249 | 14th June 1929      | .. | Near Housing Society's lands of Dasha Porwad.                                                                                                                                                            |
| 29 | 232<br>233/2      | Chamanlal Popatlal            | .. | Bai Saraswati daughter of Anulaktray Chhaganlal and Bai Mani daughter of Mangaldas Saravchand, Hiralal Mulchand. | 0 17<br>0 37<br>1 14       | 4,500  | 3,333 | 12th March 1929     | .. | Near lands of Co-operative Housing Society of Dasha Porwad and Tolak. Near Fatchpur-Katcha road.                                                                                                         |
| 30 | 238<br>239/1      | Trikamlal Ugarchand           | .. | The Dasha Porwad Jain Co-operative Housing Society, President, Nanalal Bhalal Shah.                              | 2 10<br>2 27               | 19,441 | 3,947 | 26th March 1929     | .. | Survey No. 238 is lower than Survey No. 239. In Ellis Bridge Town Planning Scheme. Survey No. 238 has frontage on Vejalpur-Katcha road. The well is common to the purchaser and owner of Survey No. 241. |
| 31 | 242/2             | Balabhai Jamnadas             | .. | Chinubhai Naranbhai ..                                                                                           | 4 37<br>0 21               | 2,541  | 4,840 | 9th August 1929     | .. | Triangular piece on main road. Vendor had purchased this survey number at the rate of Rs. 11,429 per acre on 28th July 1922.                                                                             |

| Serial No. | Survey No. | Name of Vendor.                                                                                       | Name of Purchaser.                                                | Area.                                        | Consideration.                                  | Rate per acre. | Date.              | Remarks.                                                                                                                        |
|------------|------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------|----------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2          | 3                                                                                                     | 4                                                                 | 5                                            | 6                                               | 7              | 8                  | 9                                                                                                                               |
| 32         | 243/1      | Sarabhai Dahyabhai ..                                                                                 | Mangaldas Girdhar ..                                              | A. g.<br>2 9                                 | Rs.<br>20,000<br>+ 3,000<br>to Govern-<br>ment. | Rs.<br>10,337  | 21st June 1925     | Originally tank land sold by Government at Re. 1 per square yard. Government had recovered Rs. 3,000 extra. Sold after filling. |
| 33         | 247<br>250 | Mulshanker Pitamber ..                                                                                | The Arun Co-operative Housing Society, Ltd.                       | 1 20<br>Kh.0 11<br>3 1                       | 23,232                                          | 4,840          | 6th November 1929  | Survey No. 247 has frontage on main road and Survey No. 250 has frontage on Katcha road and is near Paldi Gaothan.              |
| 34         | 248<br>249 | Manilal Maganlal ..                                                                                   | Parshottam Chamanlal, Mangaldas Chamanlal and Mohanlal Khemchand. | 0 4<br>2 17<br>Kh.0 3<br>1/4 share<br>= 0 26 | 2,500                                           | 3,846          | 5th December 1928  | Near Arun Housing Society's lands. Survey No. 248 is a triangular piece comparatively low but has the frontage.                 |
| 35         | 248<br>249 | Bai Saraswati guardian of Arvindkumar, Rameshchandra and Rajnikant Parshottam and Maganlal Chamanlal. | Natverlal Chamanlal and Premshanker Karunashanker.                | 0 4<br>2 17<br>Kh.0 3<br>1/4 share<br>= 1 12 | 6,851                                           | 5,270          | 8th June 1929      | On main road. Near Arun Housing Society's lands. Between partners.                                                              |
| 36         | 255        | Gordhandas Chunilal Dakwala's receiver Chamanlal Mohanlal.                                            | Mangaldas Girdhardas ..                                           | 2 2<br>Kh.0 3                                | 6,005                                           | 2,826          | 31st January 1929  | On main road. Lower than adjoining Survey No. 276 and the main road.                                                            |
| 37         | 255        | Mangaldas Girdhardas ..                                                                               | Chimanlal Motilal ..                                              | 2 5<br>2 2<br>Kh.0 3                         | 6,105                                           | 2,873          | 18th December 1929 | On main road. Lower than adjoining Survey No. 276 and the main road. Re-sale.                                                   |

|    |                                                      |                                                             |    |    |                      |    |                                                                                                 |       |       |                |    |                                                                                                                                                                                                                                                         |
|----|------------------------------------------------------|-------------------------------------------------------------|----|----|----------------------|----|-------------------------------------------------------------------------------------------------|-------|-------|----------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 38 | 280/1<br>280/2                                       | Keshavlal Malukchand                                        | .. | .. | Shivabhai Harilal .. | .. | 1 39<br>2<br>=0 39½                                                                             | 4,000 | 4,051 | 11th July 1927 | .. | On main road. Originally whole survey number purchased for Rs. 8,000 long ago. Vendor had purchased these survey numbers at the rate of Rs. 4,051 per acre on 26th July 1922.                                                                           |
| 39 | 282<br>283<br>284<br>285<br>286<br>287<br>288<br>289 | Judge of the High Court of Bombay on behalf of Karim Jivan. | .. | .. | Nagindas Maganlal    | .. | 2 19<br>1 5<br>Kh.0 3<br>2 0<br>0 20<br>1 13<br>1 1<br>0 15<br>Kh.0 3<br>0 21<br>Kh.0 4<br>9 24 | 7,250 | 755   | 29th June 1926 | .. | By public auction. Agricultural land with building potentiality. Building in Survey No. 286. All survey numbers except Survey Nos. 282 and 283 have frontage on main Sarkhej road. Price lower as auction was made in Bombay and because of litigation. |

# PALDI.

## LEASES.

| Serial No. | Survey No.  | Name of Lessor     | Name of Lessee                    | Area       | Annual rent. | Capitalized value at 6 per cent. per acre. | Term of lease. | Date.             | Remarks.                                              |
|------------|-------------|--------------------|-----------------------------------|------------|--------------|--------------------------------------------|----------------|-------------------|-------------------------------------------------------|
| 1          | 2           | 3                  | 4                                 | 5          | 6            | 7                                          | 8              | 9                 | 10                                                    |
| 1          | 98/2 Inami. | Nathlal Dalayabhai | Vora Ismail Saherwala & Bros. Co. | A. g. 0 4½ | Rs. 61       | Rs. 10,844                                 | 20 years.      | 13th October 1925 | Rate higher because area very small and Inami tenure. |

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## 19. USMANPUR.

## SALES.

| Serial No. | Survey No.         | Name of Vendor.                  | Name of Purchaser.                                                    | Area.                          | Consideration. | Rate per acre. | Date.              | Remarks.                                                                                                                                  |
|------------|--------------------|----------------------------------|-----------------------------------------------------------------------|--------------------------------|----------------|----------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                  | 3                                | 4                                                                     | 5                              | 6              | 7              | 8                  | 9                                                                                                                                         |
| 1          | 4/1                | Somnath Motiram                  | Maneklal Chunilal                                                     | 0 33                           | Rs. 600        | Rs. 727        | 7th July 1927      | Purchased for Agricultural purposes. Recorded for land values.                                                                            |
| 2          | 34<br>35/2<br>35/3 | Bhuderdas Becharadas             | Pranddas Mangaldas                                                    | 9 32<br>0 15<br>0 15           | 500            | 323            | 24th June 1924     | Do. do.                                                                                                                                   |
| 3          | 35/1               | Bai Ganga, guardian of Ranchhod. | Do.                                                                   | 1 22<br>0 30                   | 200            | 267            | 7th March 1924     | Do. do.                                                                                                                                   |
| 4          | 53/1               | Do.                              | Hargovan Ranchhod                                                     | 1 5                            | 680            | 604            | 27th February 1923 | Do. do.                                                                                                                                   |
| 5          | 53/3               | Lallu Antha                      | Do.                                                                   | 1 24                           | 900            | 562            | 27th February 1923 | Do. do.                                                                                                                                   |
| 6          | 53/1<br>53/3       | Hargovan Ranchhod                | Ganpat Joita                                                          | 1 5<br>1 24                    | 1,400          | 514            | 28th October 1925  | Purchased for Agricultural purposes. Recorded for land values.                                                                            |
| 7          | 67                 | Ranchhod Bechar                  | Mangal Girdhar, Jetha Ramji, Laldas Khushal and Maneklal Lakhmichand. | 2 29<br>0 14                   | 240            | 686            | 2nd June 1927      | Do. do.                                                                                                                                   |
| 8          | 86<br>87<br>93     | Bechar Ranchhod                  | Punjial Hirachand, Manager of the Gujarat Vidyspith.                  | 0 7<br>1 0<br>0 11             | 2,500          | 1,724          | 24th October 1922  | Near Gujarat Vidyspith and for its extension. Old sales recorded for comparison. Present values are still lower. Vide please sale No. 11. |
| 9          | 89<br>90           | Ambaram Khodidas                 | Do.                                                                   | 1 18<br>1 28<br>1 24<br>Kh.0 1 | 5,927          | 1,783          | 19th December 1924 | Do. do.                                                                                                                                   |
|            |                    |                                  |                                                                       | 3 13                           |                |                |                    |                                                                                                                                           |

|            |                |                                                       |    |                              |     |    |                                            |        |       |                   |    |                                                                                                  |     |
|------------|----------------|-------------------------------------------------------|----|------------------------------|-----|----|--------------------------------------------|--------|-------|-------------------|----|--------------------------------------------------------------------------------------------------|-----|
| 10         | 91<br>92<br>94 | Amaram Haribhai and others                            | .. | Do.                          | do. | .. | 2 1<br>Kh. 0 5<br>1 33<br>1 18<br>Kh. 0 10 | 11,350 | 1,991 | 23rd October 1922 | .. | Do.                                                                                              | do. |
| 11         | 96             | Valand Chunilal Gator                                 | .. | Natverlal Mohanlal ...       | ..  | .. | 5 28<br>1 16                               | 1,500  | 1,071 | 7th July 1928     | .. | Level. No independent access.<br>Adjoining Gujarati Vidyapih.<br>Purchased with N. A. intention. |     |
| 12         | 101/4<br>101/5 | Maneklal Keshavlal, Kantilal Keshavlal<br>and others. | .. | Ramanlal Bhogilal Chinaiwala | ..  | .. | 0 27<br>0 29<br>1 16                       | 6,000  | 4,286 | 16th July 1929    | .. | On main road. Near Gaothan<br>and Vidyapih.                                                      |     |
| No Leases. |                |                                                       |    |                              |     |    |                                            |        |       |                   |    |                                                                                                  |     |

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## 20. WADAJ.

## SALES.

| Serial No. | Survey No. | Name of Vendor.                                                                                      | Name of Purchaser.                                                                                                                                                              | Area.                                | Consideration. | Rate per acre. | Date.             | Remarks.                                                                                                                                                              |
|------------|------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------|----------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2          | 3                                                                                                    | 4                                                                                                                                                                               | 5                                    | 6              | 7              | 8                 | 9                                                                                                                                                                     |
| 1          | 484        | Trikam Ranchhod self and as guardian of Shambhu Trikam.                                              | Chotalal Parbhudas Kumbhar..                                                                                                                                                    | A. g. 7 35                           | Ra. 5,000      | Ra. 634        | 26th June 1926    | Purchased for brick kiln.                                                                                                                                             |
| 2          | 490        | Chanchi Shakralal Maganlal ..                                                                        | Kumbhar Hirachand Madhavji..                                                                                                                                                    | 2 22                                 | 2,500          | 980            | 10th July 1928    | Do. do.                                                                                                                                                               |
| 3          | 511        | Parviz Nariman ..                                                                                    | Shankarlal Ramdas ..                                                                                                                                                            | 2 36                                 | 2,300          | 793            | 29th August 1929  | Vendor purchased on 25th April 1919 at the rate of Rs. 1,724 per acre.                                                                                                |
| 4          | 511        | Shankarlal Ramdas ..                                                                                 | Madhavlal Pranjivandas ..                                                                                                                                                       | 2 36                                 | 2,300          | 793            | 22nd October 1929 | Resale. Adjoining Ashram. Stopping to west and lower than road by 2'. On main road. Price low being near a water course. Contains babul trees of insignificant value. |
| 5          | 513<br>519 | Sheth Manilal Gagalbhai ..                                                                           | Jammalal Bajaj, Revashanker Jagjivan, Mahadev Haribhai, Kh. 1 1<br>Imamsaheb Abdulkadarkhan 7 20<br>and Chhaganlal Khushalchand, Kh. 0 12<br>trustees of the Satyagraha Ashram. | 5 39<br>1 1<br>7 20<br>0 12<br>14 32 | 4,275          | 289            | 28th March 1927.  |                                                                                                                                                                       |
| 6          | 527/2      | Revashanker Jagjivan, Jammalal Bajaj, Mahadev Haribhai, Chhaganlal Khushalchand and Imam Abdulkadar. | Chhotalal Mahasankham ..                                                                                                                                                        | 0 20                                 | 728            | 1,456          | 4th October 1926  | On main road.                                                                                                                                                         |
| 7          | 528        | Peshtonsa Naservanji ..                                                                              | Bai Nani widow of Panalal Balbhai.                                                                                                                                              | 1 39                                 | 3,000          | 1,519          | 9th April 1929    | On main road. Now no longer service inami tenure. Pit and uneven.                                                                                                     |
| 8          | 530/1      | Bai Laku widow of Havsha Dalsha ..                                                                   | Jammalal Bajaj, Revashanker Jagjivan, Mahadev Haribhai, Imamsaheb Abdulkadar, Chhaganlal Khushalchand, Trustees, Satyagraha Ashram.                                             | 2 0                                  | 550            | 275            | 28th March 1927.  |                                                                                                                                                                       |

|    |                         |                                              |    |    |                                                                                                    |     |                             |                                         |       |       |                     |                                                                                                         |
|----|-------------------------|----------------------------------------------|----|----|----------------------------------------------------------------------------------------------------|-----|-----------------------------|-----------------------------------------|-------|-------|---------------------|---------------------------------------------------------------------------------------------------------|
| 9  | 530/3                   | Pagi Mohan Jeshang                           | .. | .. | Do.                                                                                                | do. | ..                          | 0 31<br>Kh. 0 3                         | 225   | 265   | 23rd December 1926. |                                                                                                         |
| 10 | 548 P.                  | Nandulal Manchharam                          | .. | .. | Bhagubhai Jannadas and<br>Badrinaran Jannadas.                                                     |     |                             | 0 34<br>0 11½                           | 600   | 2,087 | 20th January 1926   | Purchased for N. A. use.                                                                                |
| 11 | 548 P.                  | Do.                                          | .. | .. | Bai Rupali widow of Panachand Manchharam, guardian of Chandulal Panachand and Natverlal Panachand. |     |                             | 0 11½                                   | 600   | 2,087 | 20th January 1926.  |                                                                                                         |
| 12 | 550 P.                  | Shah Popatlal Mansukhram                     | .. | .. | Parikh Chimanlal Dadyabhai                                                                         | ..  | 5 26<br>Kh. 3 6 }           | part of above, 2 acres i.e. 20 gunthas. | 4,000 | 1,591 | 5th May 1925.       |                                                                                                         |
| 13 | 555/1<br>556/1          | Somnath Motiram and Dwarka Somnath           | .. | .. | Manilal Gagalbhai                                                                                  | ..  | 0 36<br>1 6                 |                                         | 3,500 | 1,707 | 3rd December 1926   | On main road. Purchased with N. A. intention.                                                           |
| 14 | 555/2                   | Hiralal Vallabhdas and Sakerchand Lallubhai. | .. | .. | Do.                                                                                                | ..  | 2 2<br>1 1                  |                                         | 1,000 | 976   | 25th May 1927       | Rear portion of Survey No. 555.                                                                         |
| 15 | 597/2                   | Parshottam Chhotalal                         | .. | .. | Maneklal Chunilal                                                                                  | ..  | 0 18<br>Kh. 0 1             |                                         | 600   | 1,263 | 13th September 1929 | Near main road. Access through a small nallia.                                                          |
| 16 | 613/1<br>613/2<br>616/2 | Jarbai wife of Eddalji Hormasji              | .. | .. | Nathalal Girdharlal                                                                                | ..  | 0 19<br>0 10<br>1 3<br>0 24 |                                         | 2,000 | 1,039 | 25th February 1928  | Frontage on subsidiary road near main road. Near and between Gaothans of Usmanpur and Wadaj. Even land. |
|    |                         |                                              |    |    |                                                                                                    |     |                             | 1 37                                    |       |       |                     |                                                                                                         |
|    |                         |                                              |    |    |                                                                                                    |     |                             | No Leases.                              |       |       |                     |                                                                                                         |

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## 21. ACTER.

## SALES.

| Serial No. | Survey No.             | Name of Vendor.                              | Name of Purchaser.                                                             | Area.                       | Consideration. | Rate per acre. | Date.               | Remarks.                                                                                                                     |
|------------|------------------------|----------------------------------------------|--------------------------------------------------------------------------------|-----------------------------|----------------|----------------|---------------------|------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                      | 3                                            | 4                                                                              | 5                           | 6              | 7              | 8                   | 9                                                                                                                            |
| 1          | 9/3 Inami              | Chandulal Manilal ..                         | Hirabhai Savabhai ..                                                           | A. g.<br>1 29               | Rs.<br>1,201   | Rs.<br>606     | 24th September 1928 | For earth excavation for brick, River in rear.                                                                               |
| 2          | 13<br>34<br>45<br>47/5 | Blavshar Premchand Parshottam ..             | Mohanlal Maganlal Bhatt and Vallabhbhai Zaverbhai, Managers, Navjivan Press .. | 1 37<br>2 6<br>2 23<br>2 22 | 2,865          | 311            | 14th March 1929     | Sold cheaply for payment to a creditor who got a decree. Access through a nallia only.                                       |
| 3          | 37                     | Punjaaji Fulaji ..                           | Do. do. ..                                                                     | 9 8<br>1 31                 | 1,700          | 958            | 10th December 1929  | Superior portion. Near the local board road.                                                                                 |
| 4          | 38/3                   | Balabhai Chhaganlal and Mulchand Chhaganlal. | Bai Jasud wife of Mayabhai Chumilal.                                           | 0 37                        | 199            | 215            | 23rd May 1924       | Rate low being in 1924 although on district local board road.                                                                |
| 5          | 49                     | Nathalal Delichand ..                        | Mohanlal Maganlal Bhatt and Vallabhbhai Zaverbhai, Managers, Navjivan Press.   | 3 9                         | 2,500          | 775            | 22nd November 1929  | Access through a nallia only. River in rear, except for Survey No. 52. Purchased to get access to Survey No. 53/1 purchased. |
| 6          | 53/1                   | Parjanray Vaikunthray Medh ..                | Do. do. ..                                                                     | 1 14                        | 500            | 370            | 14th November 1929  | Has no independent access.                                                                                                   |
| 7          | 58/1                   | Keshavlal Maganlal ..                        | Gordhan Motilal and Jagjivan Bechar.                                           | 0 16                        | 500            | 1,250          | 2nd January 1926    | On main road. In the developed area. Near five bungalows in Survey No. 70. Now built over.                                   |
| 8          | 58/A/4                 | Ronehhod Fulaji, Bhaiji Fulaji and others.   | Shaikh Shahmahmad Nurmahmad.                                                   | 1 27                        | 1,100          | 657            | 22nd December 1927  | Purchased for future rise. Purchaser is a business man of Ahmedabad.                                                         |

|    |                   |                                                  |    |                                           |            |            |       |       |                   |    |                                                                                                        |
|----|-------------------|--------------------------------------------------|----|-------------------------------------------|------------|------------|-------|-------|-------------------|----|--------------------------------------------------------------------------------------------------------|
| 9  | 85                | Gulammahmad Gulamnabi ..                         | .. | Ramcharan Maganlal and Mojilal Maganlal.  | 1          | 7          | 1,800 | 1,532 | 26th July 1929    | .. | Opposite railway station compound. For constructing two chawls.                                        |
| 10 | 86/1/1            | Amulakh Chhaganlal ..                            | .. | Shahmahmad Nurmahmad ..                   | 0          | 38         | 1,225 | 1,290 | 16th June 1928    | .. | Near railway station.                                                                                  |
| 11 | 86/2<br>86/3      | Keshavlal Savaibhai and Papalal Amichand ..      | .. | Sheth Faramji Ardeshirji Dalal.           | 0          | 21<br>0 23 | 1,300 | 1,182 | 24th January 1929 | .. | Adjoining railway station. For N. A. use. Purchaser is a railway contractor. For constructing a chawl. |
| 12 | 93/2<br>94 Inami. | Vaghji Jasji, Mangal Vaghji and Shanker Khodaji. | .. | Somchand Nanchand and Nathalal Dalichand. | 2          | 2<br>2 13  | 4,000 | 914   | 2nd July 1924.    | .. |                                                                                                        |
| 13 | 101/3             | Sanaji Fulaji ..                                 | .. | Chhaganlal Ramji ..                       | 4          | 15         | 1,000 | 1,379 | 1st July 1924     | .. | Sold to pay off creditors' debt.                                                                       |
| 14 | 207               | Ramanlal Chhotalal ..                            | .. | Gajanand Jagnath ..                       | 0          | 21         | 600   | 572   | 3rd June 1926     | .. | River in rear. Purchased with N. A. intention.                                                         |
|    |                   |                                                  |    |                                           | No Leases. |            |       |       |                   |    |                                                                                                        |

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22. RANIP.

SALES.

*All the following sales are for Agricultural purposes.*

| Serial No. | Survey No.   | Name of Vendor.            | Name of Purchaser. | Area.      | Consideration. | Rate per acre at 6 per cent. | Date.              | Remarks.                                                                                                                                                                     |
|------------|--------------|----------------------------|--------------------|------------|----------------|------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2            | 3                          | 4                  | 5          | 6              | 7                            | 8                  | 9                                                                                                                                                                            |
| 1          | 3            | Nathalal Dalichand         | ..                 | A. g.      | Rs.            |                              |                    |                                                                                                                                                                              |
| 2          | 215          | Karsan Shanker             | ..                 | 1 34       | 700            | 378                          | 8th July 1926      | Near Gaothan. Frontage on Katcha road to Wadej. Has paid a higher price because adjoining lands belong to the purchaser. Survey Nos. 2 and 4 belong to the purchaser.        |
| 3          | 245/3        | Motiji Doshaji             | ..                 | 5 8        | 900            | 173                          | 4th October 1925.  |                                                                                                                                                                              |
| 4          | 251/4 Inami. | Motiji Namaji              | ..                 | 2 22       | 500            | 196                          | 17th May 1928      | Vendor had purchased it at the rate of Rs. 59 per acre on 26th February 1923.                                                                                                |
| 5          | 275          | Pandya Bhaishanker Aditram | ..                 | 0 18       | 95             | 211                          | 2nd July 1928.     |                                                                                                                                                                              |
| 6          | 317 Inami.   | Anratlal Vadilal           | ..                 | 4 20       | 600            | 133                          | 20th January 1926. |                                                                                                                                                                              |
|            |              |                            | ..                 | 2 5        | 341            | 160                          | 16th April 1928.   |                                                                                                                                                                              |
| 7          | 346/3        | Amtha Lakhya Vaghri        | ..                 | 0 12       | 100            | 333                          | 8th July 1924      | Land taken by Dhed Panch for future extension. Adjoins Gaothan. Very uneven with a high mound. South-East corner about 7' high which can be utilised for earth for building. |
|            |              |                            |                    | No Leases. |                |                              |                    |                                                                                                                                                                              |

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## APPENDIX B.

## DETAILS OF THE PROPOSED STANDARD RATES IN DIFFERENT SUBURBS.

(With Localities, Survey Numbers and Justifications.)

## INDEX.

## N. A. ASSESSMENT, AHMEDABAD.

*Statement of proposed standard rates in different zones.*

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# SUBURBS TO THE EAST OF THE SABARMATI RIVER.

## 1. SHEHERKOTDA.

(Note.—The name of the colour below the figure of standard rate in column 2 of this and other village statements pertains to the particular colour of the zone shown in the combined map of Ahmedabad City and Suburbs.)

Existing standard rate, Rs. 200 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 5,000 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette concession rules, Rs. 1,000 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                                              | Survey numbers comprised in the zone.       | Normal minimum market value per acre. | Capitalized value of existing or expected assessment per acre. | Normal minimum free-hold value per acre. | Special remarks.                                                            |
|----------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------|---------------------------------------|----------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------------------------|
| 1        | 2                                                                                 | 3                                                                      | 4                                           | 5                                     | 6                                                              | 7                                        | 8                                                                           |
| 1        | 1,000<br>Mauve base.<br>Green verge.                                              | Commercial locality outside Sarangpur gate and fronting on main roads. | 2, 3, 23, 24, 2351, 237 ..                  | Rs. 39,000                            | 1,000                                                          | 40,000                                   | Lease Nos. 1, 2, 15.                                                        |
| 2        | 800<br>Mauve base.<br>Blue verge.                                                 | (A) Industrial locality near New Manekchowk Mills.                     | (A) 205, 207, 208 ..                        | 50,000                                | 5,000                                                          | 35,000                                   | Lease Nos. 13 and 14 and adjoining values in Dariapur Kazipur.              |
|          |                                                                                   | (B) Near Asarwa Railway Station.                                       | (B) 199, 200 ..                             |                                       |                                                                |                                          |                                                                             |
|          |                                                                                   | (C) Behind Zone No. 1 ..                                               | (C) 235P ..                                 |                                       |                                                                |                                          |                                                                             |
| 3        | 600<br>Mauve base.<br>Sepia verge.                                                | (A) Near Sarspur Chora ..                                              | (A) 231, 232, 236 ..                        | ....                                  | ....                                                           | ....                                     | Value in Railwaypura.                                                       |
|          |                                                                                   | (B) Rear mill area near Kalupur overbridge.                            | (B) 216, 217, 218, 221, 222, 224, 227, 228. | 29,000                                | 1,000                                                          | 30,000                                   |                                                                             |
|          |                                                                                   | (C) Behind New Manekchowk Mills.                                       | (C) 202, 203, 204, 209, 220 ..              | 24,000                                | 1,000                                                          | 25,000                                   |                                                                             |
| 4        | 480<br>Mauve base.<br>Red verge.                                                  | (A) Below Gomtipur overbridge ..                                       | (A) 21, 26 ..                               | 19,000                                | 1,000                                                          | 20,000                                   | Value has been depreciated due to construction of Gomtipur Road overbridge. |
|          |                                                                                   | (B) Commercial locality near Saraspur gate.                            | (B) 155 to 157, 160 to 163, 241 ..          | 19,000                                | 1,000                                                          | 20,000                                   |                                                                             |

|    |                                            |                                                                          |                                                                                  |    |    |                |       |                                                  |
|----|--------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------|----|----|----------------|-------|--------------------------------------------------|
| 5  | <b>360</b><br>Mauve base.<br>Orange verge. | (A) Purshottam and Kaiser-i-Hind Mills locality.                         | (A) 6, 14 to 19                                                                  | .. | .. | 14,000         | 1,000 | 15,000                                           |
|    |                                            | (B) Madhubhai Mills locality                                             | (B) 123 to 125, 127 to 135                                                       | .. | .. | 14,000         | 1,000 | 15,000                                           |
|    |                                            | (C) Saraspur Mill locality                                               | (C) 165 to 167, 180, 181                                                         | .. | .. | ....           | ....  | ....                                             |
| 6  | <b>300</b><br>Mauve.                       | Fronting on main road from Madhubhai Mill to Saraspur.                   | 142, 143, 154                                                                    | .. | .. | 12,000         | 1,000 | 13,000                                           |
| 7  | <b>240</b><br>Deep green.                  | (A) Area to the north of Saraspur Mill.                                  | (A) 168, 169, 170, 175 to 177, 179, 181, 182, 186, 245 to 252.                   | .. | .. | 9,000          | 1,000 | 10,000                                           |
|    |                                            | (B) Near Asarwa Railway Station.                                         | (B) 193, 194, 195                                                                | .. | .. | ....           | ....  | ....                                             |
|    |                                            | (C) Fronting Rakhial Road                                                | (C) 65, 69, 109                                                                  | .. | .. | 9,000          | 1,000 | 10,000                                           |
| 8  | <b>200</b><br>Light green.                 | (A) Fronting main road from Sarangpur gate to Rakhial.                   | (A) 28, 29, 31, 32, 33, 62 to 64                                                 | .. | .. | 7,000          | 1,000 | 8,000                                            |
|    |                                            | (B) Lands fronting low level road along Gomtipur bridge towards Rakhial. | (B) 110 to 111, 118                                                              | .. | .. | ....           | ....  | ....                                             |
| 9  | <b>160</b><br>Deep blue.                   | (A) Lands fronting Rakhial Road further east.                            | (A) 70, 77 to 80, 101, 102                                                       | .. | .. | 6,000          | 1,000 | 7,000                                            |
|    |                                            | (B) Edward Mill and Himabhai Mill locality.                              | (B) 137 to 140, 145, 147 to 153                                                  | .. | .. | 6,000          | 1,000 | 7,000                                            |
|    |                                            | (C) Locality between Madhubhai Mill and Rakhial Road.                    | (C) 27, 30, 108, 112 to 117, 119, 120, 121.                                      | .. | .. | 5,500          | 1,000 | 6,500                                            |
| 10 | <b>120</b><br>Light blue.                  | South of Rakhial Road frontage etc.                                      | 34, 35, 36, 37, 39, 47 to 61, 66, 67, 71 to 75, 82, 83, 88 to 91, 94, 95 and 97. | .. | .. | 4,000 to 5,000 | 1,000 | 5,000 to 6,000                                   |
| 11 | <b>100</b><br>Sepia.                       | South-east of Sheherkotda                                                | 84, 85, 92 and 93                                                                | .. | .. | 3,000          | 1,000 | 4,000                                            |
|    |                                            |                                                                          |                                                                                  |    |    |                |       | Sale Nos. 4 and 5.                               |
|    |                                            |                                                                          |                                                                                  |    |    |                |       | Sale Nos. 6 and 7.                               |
|    |                                            |                                                                          |                                                                                  |    |    |                |       | Lease Nos. 4, 5, 8, 9, 10.<br>Sale Nos. 2 and 3. |
|    |                                            |                                                                          |                                                                                  |    |    |                |       | Sale Nos. 8, 9, 10, 11.                          |

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## 2. DARIAPUR-KAZIPUR.

Existing standard rate, Rs. 120 per acre per annum for area to the west of B.B. & C.I. Railway and Rs. 80 for area to the east.

Capitalized values of standard rates at 6 per cent. + 50 per cent., Rs. 3,000 and 2,000 respectively.

Capitalized values of standard rates at 6 per cent. + 50 per cent. as modified by Salsette concession rules, Rs. 600 and Rs. 400 respectively.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                                                                                                        | Survey numbers comprised in the zone.                                                                                                                                                                                                                                                                                                                                 | Normal minimum market value per acre. | Capitalized value of existing or expected assessment per acre. | Normal minimum free-hold value per acre.              | Special remarks.                                                                |
|----------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|
| 1        | 2                                                                                 | 3                                                                                                                                | 4                                                                                                                                                                                                                                                                                                                                                                     | 5                                     | 6                                                              | 7                                                     | 8                                                                               |
| 1        | <b>600</b><br>Mauve base.<br>Sepia verge.                                         | Lands fronting main road from railway station to Shahibag up to Idgachowky.                                                      | 25, 31, 448, 449, 451, 452 ..                                                                                                                                                                                                                                                                                                                                         | Rs.<br>24,000                         | Rs.<br>1,500<br>at 2 per cent. rate.                           | Rs.<br>25,500                                         | General decline in land values. c. f. sale No. 3.                               |
| 2        | <b>480</b><br>Mauve base.<br>Red verge.                                           | Lands near Level Crossing No. 315.                                                                                               | 38, 39, 40, 41 ..                                                                                                                                                                                                                                                                                                                                                     | 18,000                                | 1,500                                                          | 19,500                                                | Do. do.                                                                         |
| 3        | <b>360</b><br>Mauve base.<br>Orange verge.                                        | (A) Lands outside the City Wall from Prem gate to Dariapur gate.<br>(B) Lands fronting road leading to Shahibag from Delhi gate. | (A) 19, 21, 26, 27, 29, 33, 450 ..<br>(B) 1, 2, 3, 5, 63, 64, 65, 422, 423 ..                                                                                                                                                                                                                                                                                         | 12,500<br>14,500                      | 3,100<br>600                                                   | 15,500<br>15,100                                      | Sale No. 21.                                                                    |
| 4        | <b>300</b><br>Mauve.                                                              | (A) Lands fronting Shahibag road.<br>(B) Lands outside City wall from Dariapur to Delhi gate.<br>(C) Lands fronting Camp road .. | (A) 57, 69, 70-A, 70-B, 71 to 75, 168, 169, 173, 174, 175, 177, 179, 181, 182, 186, 187, 188, 189, 207, 208, 209, 212, 254, 266, 267, 269, 313, 314, 412, 419, 420, 424.<br>(B) 7, 8, 10, 12, 13, 14, 16, 17, 18 ..<br>(C) 64-A (part), 66, 67, 68, 70-C, 70-D, 76, 123, 124, 141, 142, 144, 161 to 164, 166, 167, 170, 197, 198, 199, 256, 415.<br>(D) 42, 43, 45 .. | 12,000<br>10,000<br>12,000            | 600<br>and<br>400<br>3,000<br>600<br>400                       | 12,600<br>and<br>12,400<br>13,000<br>12,600<br>12,400 | Sale No. 21.<br>Sale No. 12 of Survey No. 209 by Bai Mahataxmi.<br>Sale No. 10. |

|    |                     |                                                                                                                                                                                                                                                                             |                                                                                                                                                                                              |                |              |                |                                                                                              |
|----|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------|----------------|----------------------------------------------------------------------------------------------|
| 5  | 200<br>Light green. | (A) Occupied by Jehangir Vakil Mill.<br>(B) Remaining lands fronting main roads.<br>(C) Lands fronting water works road just outside Delhi gate.                                                                                                                            | (A) 317 .. ..<br>(B) 44, 46, 47-P, 79, 80 to 86, 122, 180, 257, 259, 261, 262.<br>(C) 176, 234, 238, 239, 411, 437 to 443.                                                                   | 7,600          | 600          | 8,200          | Sale No. 3.<br>Sale Nos. 13 and 14.                                                          |
| 6  | 160<br>Deep blue.   | (A) Rear lands between Shahibag and Camp roads.<br>(B) East of Dudheswar road ..                                                                                                                                                                                            | (A) 171, 172, 178, 183, 184, 185, 190 to 196, 203 to 206.<br>(B) 322, 326 to 332 .. ..                                                                                                       | 6,000<br>6,000 | 600<br>1,500 | 6,000<br>7,500 | Land values in front of roads.<br>Sale Nos. 22 and 27 and decline in land values since 1925. |
| 7  | 120<br>Light blue.  | (A) Lands west of Railway lines and south of Sir Chinubhai's bungalow.<br>(B) Lands between Camp road and Railway lines, south of Mahomedan cemetery.                                                                                                                       | (A) 263, 264, 265, 271, 272, 274 to 279, 310-A, 310-C, 425, 426, 427, 432.<br>(B) 48-P, 50 to 56, 58, 59, 60 ..                                                                              | 4,800<br>4,800 | 600<br>600   | 5,400<br>5,400 |                                                                                              |
| 8  | 100<br>Sepia.       | (A) Outside Shahpur gate ..<br>(B) Between Dudheswar road and Shahibag road.                                                                                                                                                                                                | (A) 235, 236, 237, 394, 395, 405, 406, 434, 436, 446.<br>(B) 303, 305 to 307, 309, 310-B, 311, 320, 321, 323, 324, 325, 333, 334, 428, 432.                                                  | 3,600          | 600          | 4,200          | Low lands. Adjoining values.                                                                 |
| 9  | 80<br>Red.          | (A) Rear of lands fronting Camp road.<br>(B) Lands to the west of Dudheswar road.                                                                                                                                                                                           | (A) 87, 88, 118, 119, 120, 121, 125, 128, 129, 134P, 137, 138, 139, 143, 431, 433.<br>(B) 348, 350, 351, 358, 360, 367P, 368 part, 396, 397, 398, 400, 402, 403.                             | 3,000          | 600          | 3,600          |                                                                                              |
| 10 | 60<br>Light brown.  | (A) Lands near and around water works.<br>(B) Police lines and adjoining them.<br>(No further data of transactions for N. A. use for the remaining area. Standard rates have been graded down in this area with due regard to position, frontage, surrounding values, etc.) | (A) 296, 297, 298, 300, 301, 302, 335 to 342.<br>(B) 280 and 295 .. ..                                                                                                                       | 2,000<br>..... | 600<br>..... | 2,600          | Sale Nos. 16, 17, 18, 19.                                                                    |
| 11 | 40<br>Orange.       | (A) Jehangirpura ..<br>(B) Along river bank to the west of water works road.                                                                                                                                                                                                | (A) 89, 90, 92 to 99, 101P, 114 part, 115 part, 116 part, 245, 246, 247, 418, 421.<br>(B) 244, 352 to 357, 361 to 364, 366 to 372, 374, to 378, 380, 383, 384, 392, 413, 417, 430, 447, 448. | 1,200<br>..... | 600<br>..... | 1,800          |                                                                                              |
| 12 | 20<br>Yellow.       | Along river bank to the north of water works.                                                                                                                                                                                                                               | 282, 283, 284, 286, 287, 288, 293, 294, 343 to 347.                                                                                                                                          | 600            | 600          | 1,200          |                                                                                              |

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## 3. RAJPUR-HIRPUR.

Existing standard rates, Rs. 200, 160 and 100 per acre per annum.

Capitalized values of standard rates at 6 per cent. + 50 per cent., Rs. 5,000, 4,000 and 2,500 per acre respectively.

Capitalized values of standard rates at 6 per cent. + 50 per cent. as modified by Salsette concession rules, Rs. 1,000, 800 and 500 per acre respectively.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                                                                                                                                 | Survey numbers comprised in the zone.                                                                  | Normal minimum market value per acre. | Capitalized value of existing or expected assessment per acre. | Normal minimum free-hold value per acre. | Special remarks.                                                                           |
|----------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------------|
| 1        | 2                                                                                 | 3                                                                                                                                                         | 4                                                                                                      | 5                                     | 6                                                              | 7                                        | 8                                                                                          |
| 1        | 360<br>Mauve base.<br>Orange verge.                                               | (A) Mill area fronting pucca road from Rajpur gate to Kankaria Railway station.<br>(B) Near City wall ..                                                  | (A) 4, 18, 19, 27, 29 to 31<br>(B) 437, 438, 440, 441 ..                                               | Rs.<br>12,000<br>14,000               | Rs.<br>5,000<br>1,000                                          | Rs.<br>17,000<br>15,000                  | Land values in the vicinity.<br>Annual leases for timber godowns at Re. 1 per square yard. |
| 2        | 300<br>Mauve.                                                                     | (A) Mill area fronting Kankaria road.<br>(B) Commercial area fronting Kankaria road.<br>(C) Area occupied by and around timber godowns near Astodia gate. | (A) 11, 12, 14, 15, 16 ..<br>(B) 10, 325A, 326, 460 to 463 ..<br>(C) 336, 435, 436, 439 ..             | 8,000<br>12,000<br>12,000             | 5,000<br>1,000<br>1,000                                        | 13,000<br>13,000<br>13,000               |                                                                                            |
| 3        | 200<br>Light green.                                                               | Remaining Mill area in the rear ..                                                                                                                        | (A) 17, 20, 21, 22, 24, 53 to 55<br>(B) 332, 333, 334, 335, 337 to 341 ..<br>(C) 324, 433, 434, 457 .. | 6,000<br>4,000<br>7,000               | Partly and partly = 3,000<br>5,000<br>1,000                    | 9,000<br>9,000<br>8,000                  |                                                                                            |

|    |                           |                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                |       |       |       |                                                                                             |
|----|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|---------------------------------------------------------------------------------------------|
| 4  | <b>160</b><br>Deep blue.  | Plots fronting Kankaria road including Wadia Ice Factory and Islam Match Factory.                                                                                         | 57 to 60, 317 to 321, 476 ..                                                                                                                                                                                                                                                                                                                                   | 6,000 | 1,000 | 7,000 | Sale No. 23.                                                                                |
| 5  | <b>120</b><br>Light blue. | (A) Lands suitable for chawls behind mill area.<br>(B) Lands near Astodia gate ..                                                                                         | (A) 25, 36 to 42, 51, 52, 61, 322, 331, 464.<br>(B) 400, 401, 427 to 431 ..                                                                                                                                                                                                                                                                                    | 4,000 | 1,000 | 5,000 | Sale No. 27.                                                                                |
| 6  | <b>100</b><br>Sepia.      | (A) Lands fronting and in the vicinity of Shah-Alum road.<br>(B) Original Nagina Survey Nos.<br>(C) Near Wagri Wada ..                                                    | (A) 343 to 345, 347, 348, 395 to 397, 399, 402 to 405, 409.<br>(B) 469, 470, 473, 474 ..<br>(C) 329, 330 ..                                                                                                                                                                                                                                                    | 3,300 | 800   | 4,000 |                                                                                             |
| 7  | <b>80</b><br>Red.         | (D) Mill area to the East of Kankaria Railway Station.<br>(A) South and West of zone No. 6 and fronting Bhatta road.<br>(B) Area to the east of Kankaria Railway Station. | (D) 75 to 78, 80, 100 to 103, 105, 106, 542, 543.<br>(A) 70-A, 70-B, 315, 351, 353, 387, 388, 407, 408, 412, 424 to 426, 471, 477, 478, 505, 506, 519, 521, 522, 530.<br>(B) 72, 73, 88, to 90, 95 to 99, 104, 111 to 122, 126 to 128.                                                                                                                         | 2,400 | 800   | 3,200 | Sale No. 2 and Leases Nos. 1 and 3.                                                         |
| 8  | <b>60</b><br>Light brown. | (A) South of zone 7-A ..<br>(B) Lands around Kankaria tank and in Manipur garden suburb.<br>(C) To the east of Kankaria Railway Station.                                  | (A) 314, 352, 361 to 363, 365 to 368, 382, 413, 414, 415.<br>(B) 44, 61 to 65, 68, 69, 248 to 252, 260, 261, 295, 297, 298, 309 to 312, 316, 445, 465, 481 to 490, 492, 493, 494, 495 to 504, 507, 511 to 515, 518, 523, 525, 526, 528, 529, 532.<br>(C) 108 to 110, 123 to 125, 129 to 134, 138, 139, 155 to 157, 443, 444, 536 to 541, 544, 545, 554 to 557. | 1,600 | 800   | 2,400 | Sales Nos. 22, 28.                                                                          |
| 9  | <b>40</b><br>Orange.      | (A) In the south of Manipur Town Planning Scheme.<br>(B) To the east of Kankaria Railway Station.                                                                         | (A) 236, 237, 246, 247, 253, 257, 258, 294, 302 to 305, 307, 354, 370, 372, 375 to 379, 383 to 385, 389, 390, 533.<br>(B) 141, 144, 146 to 148, 151, 152, 546 to 553.                                                                                                                                                                                          | 800   | 800   | 1,600 | Sales Nos. 3 to 16, 29 and Leases Nos. 2, 4, 5, 6 and 7.<br>Values in Manipur T. P. Scheme. |
| 10 | <b>20</b><br>Yellow.      | Remaining lands to the south up to Khari Cut Canal.                                                                                                                       | 8, 172, 173, 174, 176, 177, 178, 203, 204, 205, 207 to 212, 214 to 220, 222, 224 to 230, 232, 234, 235, 238, 239 to 245, 255, 256, 262, 264 to 267, 269, 270, 272 to 279, 281 to 293, 323, 419, 442, 446 to 449, 451 to 454, 456, 464 to 468.                                                                                                                  |       |       |       | Sales Nos. 17, 18, 31, 32 and 33 and Lease No. 9.<br>Values in Manipur T. P. Scheme.        |

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## 4. ASARWA.

Existing standard rates, Rs. 100 and 80 per acre per annum.

Capitalized values of standard rates at 6 per cent. + 50 per cent., Rs. 2,500 and 2,000 per acre respectively.

Capitalized values of standard rates at 6 per cent. + 50 per cent. as modified by Salsette concession rules, Rs. 500 and 400 respectively.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                                                                  | Survey numbers comprised in the zone.                                  | Normal minimum market value per acre. | Capitalized value of existing or expected assessment per acre. | Normal minimum free-hold value per acre. | Special remarks.             |
|----------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------|------------------------------------------|------------------------------|
| 1        | 2                                                                                 | 3                                                                                          | 4                                                                      | 5                                     | 6                                                              | 7                                        | 8                            |
| 1        | 360<br>Mauve base.<br>Orange verge.                                               | Fronting main road from Idga Chowky to level crossing.                                     | 610, 611, 612, 613 .. ..                                               | Rs.<br>14,520                         | Rs.<br>500                                                     | Rs.<br>15,020                            | Surrounding values.          |
| 2        | 200<br>Light green.                                                               | (A) On main road leading to Asarwa Gaothan.<br>(B) Swadeshi Mill area                      | 587, 590 to 593, 601, 602, 609 661<br>494 to 501, 508-A, 508-B, 513 .. | 8,000                                 | 500                                                            | 8,500                                    |                              |
| 3        | 160<br>Deep blue.                                                                 | Gordhan Mill area. North of Saraspur. Low plot fronting Shahibag read. Shorrock Mill area. | 9, 443 to 447, 488, 594 to 599, 603, 604, 606, 607, 608, 653.          | 6,000                                 | 500                                                            | 6,500                                    | Surrounding land values.     |
| 4        | 120<br>Light blue.                                                                | Lands fronting main road beyond Gordhan Mill area.                                         | 426, 436, 437, 442, 519 to 521, 664 ..                                 | 4,500                                 | 500                                                            | 5,000                                    | Lease No. 7 and Sale No. 34. |
| 5        | 100<br>Sepia.                                                                     | Area South of Swadeshi and Gordhan Mills.                                                  | 448 to 452, 453, 491, 492, 493, 665 ..                                 | 3,600                                 | 500                                                            | 4,100                                    |                              |
| 6        | 80<br>Red.                                                                        | (A) North of Asarwa Gaothan ..                                                             | (A) 1 to 5, 12 to 17, 19, 24 to 27, 29, 30, 620, 621, 622.             | 2,700                                 | 500                                                            | 3,200                                    |                              |
|          |                                                                                   | Fine Knitting Mill area                                                                    | 517, 518, 570, 571, 572, 576 ..                                        | ....                                  | ....                                                           | ....                                     |                              |
|          |                                                                                   | Area around Fine Knitting Mill ..                                                          | 22, 120, 121, 515, 567, 573, 577, 578, 581, 582.                       | ....                                  | ....                                                           | ....                                     |                              |
|          |                                                                                   | Fronting main road opposite Ashok Mills.                                                   | 417, 423, 424, 522 to 527, 553, 559, 564, 570, 650, 652.               | ....                                  | ....                                                           | ....                                     |                              |

**60**  
Light brown.

|                                                           |                                                                                                                                                                                 |       |      |       |                                                   |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|-------|---------------------------------------------------|
| (A) Rear land beyond Gordhan Mills including Ashok Mills. | (A) 418 to 422, 425, 427, 428, 434, 435, 438 to 441, 454, 456, 554, 556, 558, 561, 645, 647, 699, 700.                                                                          | 1,900 | 500  | 2,400 | Leases Nos. 2, 3, 4, 5, 6, 7, 8, 10, 23, 24, etc. |
| Frontage lands beyond Ashok Mills.                        | 408 to 411, 414, 415, 416 ..                                                                                                                                                    | ....  | .... | ....  | Sale No. 29.                                      |
| Land behind ..                                            | 528 to 535, 546, 547 to 551, 644 ..                                                                                                                                             | ....  | .... | ....  |                                                   |
| (B) South of Ashok Mills rear lands.                      | 400 to 402, 406, 412, 413, 429, 432, 433, 457, 458, 459, 693, 695 to 699, 702.                                                                                                  | ....  | .... | ....  | Sale No. 26.                                      |
| Fronting main road ..                                     | 379 to 382, 407, 536 to 539 ..                                                                                                                                                  | ....  | .... | ....  |                                                   |
| (A) Near Saraspur Village ..                              | (A) 460 to 466, 468, 469, 471, 472, 473, 475, 477 to 484, 486, 487, 666, 667.                                                                                                   | 1,200 | 500  | 1,700 | Sale No. 38.                                      |
| (B) Between Prantij Railway and Katcha road to the North. | (B) 122 to 124, 126, 127, 128, 131, 134 to 136, 207 to 210, 212 to 217, 219 to 226, 228, 230, 231, 233 to 237, 552, 555, 557, 562, 563, 565, 568, 569, 643, 646, 648, 649, 651. | ....  | .... | ....  | Sale No. 1.                                       |
| (C) Beyond Ashok ..                                       | (C) 238, 242, 328, 329, 333, 334, 338, 340 to 362, 370, 371, 374 to 378, 383, 384, 385, 540 to 544.                                                                             | ....  | .... | ....  | Sale Nos. 22, 23, 41, 42.                         |
| (A) Beyond No. 8 on Main Road.                            | (A) 299 to 301, 303 to 322, 331, 332, 335, 336, 337, 363 to 366, 368, 369, 386 to 399, 403, 404, 405, 624, 712 to 715, 205, 241, 243 to 247, 323 to 327, 330, 634, 636 to 641.  | 500   | 500  | 1,000 | Sale Nos. 7 to 11, 12, 14 to 18, 25.              |
| North of Prantij Railway ..                               |                                                                                                                                                                                 | ....  | .... | ....  | Sale No. 19.                                      |
| Behind 7 near boundary of Rakhial.                        | 431, 671 to 675, 677, 678, 679 to 682, 68f, 686 to 691, 694, 703, 706.                                                                                                          | ....  | .... | ....  | Sale No. 45.                                      |
| (B) Along Prantij Railway ..                              | (B) 248 to 255, 257 to 259, 261 to 275, 277 to 293, 295 to 298, 580, 589, 629 to 633, 717 to 723, 726, 728, 730 to 732                                                          | ....  | .... | ....  | Sales Nos. 2, 3, 5, 6.                            |
| Remaining area up to prohibited zone.                     | 137 to 146, 148 to 151, 153 to 165, 167 to 171, 174, 175, 177 to 182, 184 to 187, 189 to 200, 203.                                                                              | ....  | .... | ....  |                                                   |

**40**  
Orange.

**20**  
Yellow.

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## 5. RAKHIAL.

Existing standard rate, Rs. 100 per acre per annum.

Capitalized value of standard rate at 6 per cent. +50 per cent., Rs. 2,500 per acre.

Capitalized value of standard rate at 6 per cent. +50 per cent. as modified by Salsette Concession Rules, Rs. 500 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                                | Survey numbers comprised in the zone.                                                  | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks. |
|----------|-----------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|------------------|
| 1        | 2                                                                                 | 3                                                        | 4                                                                                      | 5                                         | 6                                                                  | 7                                            | 8                |
| 1        | 120<br>Light blue.                                                                | Small shallow plots fronting main road near Sheherkotda. | 464 to 467.                                                                            | Rs.<br>4,800                              | Rs.<br>500                                                         | Rs.<br>5,300                                 | Sale No. 1.      |
| 2        | 100<br>Sepia.                                                                     | Mill area fronting main road                             | 1, 3, 5 to 8, 18, 19, 20, 24 to 28, 252, 468, 469, 472, 478, 479, 486, 488 front part. | 3,000                                     | 1,250                                                              | 4,250                                        |                  |
| 3        | 80<br>Red.                                                                        | (A) Mill area to the south of main road frontage.        | (A) 470, 471, 473, 474, 476, 481, 482, 484, 485, 488 F.                                | 2,400                                     | 1,250                                                              | 3,650                                        | Frontage values. |
|          |                                                                                   | (B) Mill area north of main road frontage.               | (B) 2, 9, 13, 15, 16, 17, 21 to 23, 30 to 38, 40, 41, 42.                              | 2,400                                     | 1,250                                                              | 3,650                                        | Do.              |
|          |                                                                                   | (C) Area in and around Vikram Mill.                      | (C) 43 to 53, 227, 228                                                                 | 2,000                                     | 1,250                                                              | 3,250                                        |                  |
|          |                                                                                   | (D) Area in Monogram Mills                               | (D) 249 and 251                                                                        | 2,000                                     | 1,250                                                              | 3,250                                        |                  |
|          |                                                                                   | (E) Area near Lalbhai Mills                              | (E) 323, 324-A, 324-B, 404                                                             | 2,000                                     | 1,250                                                              | 3,250                                        |                  |
|          | 60<br>Light brown.                                                                | (A) Area in and around Anant Mill.                       | (A) 312 to 322                                                                         | 1,750                                     | 1,250                                                              | 3,000                                        |                  |
|          |                                                                                   | (B) Area in Monogram Mills                               | (B) 246 to 248                                                                         | 1,500                                     | 1,250                                                              | 2,750                                        |                  |
|          |                                                                                   | (C) Area south of Vikram Mills                           | (C) 225 and 230                                                                        | 1,500                                     | 1,250                                                              | 2,750                                        |                  |
|          |                                                                                   | (D) Area north of Vikram Mills                           | (D) 54 to 56                                                                           | 1,500                                     | 1,250                                                              | 2,750                                        |                  |

|                                                      |               |                                                                                                                                                                                                                    |     |                                                                                                                                    |       |                     |     |
|------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------|-----|
| 5                                                    | 40<br>Orange. | (A) North of Vikram Mills                                                                                                                                                                                          | ..  | (A) 11, 57 to 63, 516                                                                                                              | ..    | Surrounding values. |     |
|                                                      |               | (B) East of Vikram                                                                                                                                                                                                 | ..  | (B) 65 to 69, 71 to 84, 204, 216 to 220, 222 to 224.                                                                               | 1,300 |                     |     |
|                                                      |               | (C) North of Monogram Mills                                                                                                                                                                                        | ..  | (C) 235, 238, 239, 241 to 244                                                                                                      |       |                     |     |
|                                                      |               | (D) East of Monogram Mills                                                                                                                                                                                         | ..  | (D) 254 to 256, 259, 271 to 274, 280 ..                                                                                            |       |                     |     |
|                                                      |               | (E) Remaining                                                                                                                                                                                                      | ..  | (E) 309, 310, 326, 327, 339, 342, 343, 344, 347, 398 to 402, 407, 409 to 411, 413 to 417, 429 to 431, 433 to 440, 517 to 521, 523. |       |                     | 500 |
| All remaining S. Nos. up to the limits shown on map. |               | 86, 88, 89, 177 to 202, 205 to 211, 214, 257, 260 to 270, 275, 277, 278, 296, 297, 298, 300, 302, 305 to 307, 332 to 334, 338, 345, 346, 348, 350, 352, 353, 364, 380, 385 to 396, 421 to 424, 427, 428, 512, 513. | 500 | 1,000                                                                                                                              |       |                     |     |
| 6                                                    | 20<br>Yellow. |                                                                                                                                                                                                                    |     |                                                                                                                                    |       |                     |     |
|                                                      |               |                                                                                                                                                                                                                    |     |                                                                                                                                    |       |                     |     |

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# 6. BEHERAMPUR.

Existing standard rate, Rs. 100 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 2,500 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 500 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                                                                                                                                                                 | Survey Nos. comprised in the zone.                                                                                                                                          | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.                                                 |
|----------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------|
| 1        | 2                                                                                 | 3                                                                                                                                                                                         | 4                                                                                                                                                                           | 5                                         | 6                                                                  | 7                                            | 8                                                                |
| 1        | 120<br>Light blue.                                                                | Lands fronting Bareja road near Jamalpur gate.                                                                                                                                            | 15, 17, 18, 44, 45, 47 to 51, 272 to 276, 298, 301, 302.                                                                                                                    | Rs. 4,300                                 | Rs. 500                                                            | Rs. 4,800                                    | Sale Nos. 9 to 16.                                               |
| 2        | 100<br>Sepia.                                                                     | Lands in the rear and in continuation of zone No. 1 and those fronting Slaughter House Road.                                                                                              | 6, 7, 12, 13, 14, 21, 22, 43, 83, 84, 269 to 271, 277, 278, 297, 299, 300, 303, 306 to 309.                                                                                 | 3,600                                     | 500                                                                | 4,100                                        | Sale Nos. 17 and 18.                                             |
| 3        | 80<br>Red.                                                                        | (A) Near Calico Mills<br>(B) In the interior of Jamalpur Scheme area.<br>(C) Fronting Bareja and Dholka roads.                                                                            | (A) 23, 24, 26 to 32, 35 to 41, 46, 53.<br>(B) 1 to 5, 291, 292, 295, 296, 304, 305, 310 to 314, 321 to 323, 324.<br>(C) 85, 86, 88, 90, 208, 253, 256, 262, 263, 265, 270. | 2,700<br>2,700<br>2,700                   | 500<br>500<br>500                                                  | 3,200<br>3,200<br>3,200                      | Values of adjoining lands.<br>Sale No. 20.<br>Lease Nos. 1 to 5. |
| 4        | 60<br>Light brown.                                                                | In the rear of zone No. 3                                                                                                                                                                 | 11, 33, 54 to 59, 79 to 82, 89, 91, 249, 252 to 254, 257 to 261, 267, 268, 280 to 283, 289, 290, 293, 294, 315, 317 to 320.                                                 | 2,000                                     | 500                                                                | 2,500                                        | Values of adjoining lands.                                       |
| 5        | 40<br>Orange.                                                                     | Lands to the east and west of zone No. 4.                                                                                                                                                 | 60, 64, 77, 78, 92, 245 to 247, 250, 251, 284 to 288.                                                                                                                       | 1,100                                     | 500                                                                | 1,600                                        | Do.                                                              |
|          |                                                                                   | (No further data of transactions for N. A. use for the remaining area. Standard rates have been graded down in this area with due regard to position, frontage, surrounding values, etc.) |                                                                                                                                                                             |                                           |                                                                    |                                              |                                                                  |
|          | 33                                                                                | Remaining lands up to limit shown on plan.                                                                                                                                                | 62, 63, 65 to 67, 69, 72 to 75, 76, 93 to 100, 115 to 121, 209, 223 to 244, 329.                                                                                            |                                           |                                                                    |                                              |                                                                  |

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## 7. KHOKHRA MEHEMDABAD..

Existing standard rates, Rs. 160 per acre per annum to the west of a vertical line from about the centre of Gaothan and Rs. 100 per acre per annum to the east of the same.

Capitalized value of standard rates at 6 per cent. + 50 per cent., Rs. 4,000 and 2,500 per acre respectively.

Capitalized value of standard rates at 6 per cent. + 50 per cent. as modified by the Salsette Concession Rules, Rs. 800 and 500 per acre respectively.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the E. M. V. | Locality.                                                                                                                                                                                                                              | Survey Nos. comprised in the zone.                                                                                                                      | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.                  |
|----------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|-----------------------------------|
| 1        | 2                                                                                 | 3                                                                                                                                                                                                                                      | 4                                                                                                                                                       | 5                                         | 6                                                                  | 7                                            | 8                                 |
| 1        | 80<br>Red.                                                                        | Area near Maninagar railway station.                                                                                                                                                                                                   | 17, 19 to 21, 23 to 26, 28 to 236, 321, 322.                                                                                                            | Rs.<br>2,400                              | Rs.<br>800                                                         | Rs.<br>3,200                                 | Salc Nos. 4, 5, 6 of small areas. |
| 2        | 60<br>Light brown.                                                                | (A) Area south of zone No. 1<br>(B) East of railway lines                                                                                                                                                                              | (A) 37 to 41, 43 to 47, 54, 55, 57 to 62.<br>(B) 2, 8 to 11, 15, 16, 65 to 67, 73 to 76, 82, 87, 88, 90, 373.                                           | 1,600                                     | 800                                                                | 2,400                                        | Salc Nos. 8, 9, 10, 16 to 25.     |
| 3        | 40<br>Orange.                                                                     | (No further data of transactions for N. A. use for the remaining area. Standard rates have been graded down in this area with due regard to position, frontage, surrounding values, etc.)<br>Area to the east and south of zone No. 2. | 6, 7, 48 to 50, 53, 69 to 72, 77 to 81, 83 to 86, 89, 91, to 93, 96 to 107, 110 to 115, 328 to 332, 334 to 343.                                         | 800                                       | 800                                                                | 1,400                                        |                                   |
| 4        | 20<br>Yellow.                                                                     | Remaining lands up to limit shown on plan.                                                                                                                                                                                             | 108, 109, 117, 118, 120, 123, 128, 129, 259, 265, 269, 270, 273 to 280, 282, 287 to 301, 304 to 306, 310, 311, 324 to 326, 344 to 356, 360 to 362, 368. | No data.                                  |                                                                    |                                              |                                   |

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## 8. SUNDHAL KHAMODRAL.

Existing standard rate, Rs. 100 per acre per annum.

Capitalized value of standard rate at 6 per cent., Rs. 2,500 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 500 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                            | Survey Nos. comprised in the zone.                                                                                             | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre | Normal minimum free-hold value Rs. per acre. | Special remarks.                                                                                |
|----------|-----------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------|
| 1        | 2                                                                                 | 3                                                    | 4                                                                                                                              | 5                                         | 6                                                                 | 7                                            | 8                                                                                               |
| 1        | 40<br>Orange.                                                                     | Lands adjoining main Bareja roads.                   | 2 to 7, 9, 10, 14, 15, 19 to 27, 38, 39, 40, 46 to 50, 56 to 58, 342, 343, 346, 348, 349, 371 to 373, 375, to 378, 380 to 384. | Rs.<br>....                               | Rs.<br>....                                                       | Rs.<br>....                                  | No sufficient data for N. A. purposes. Zones are graded down from values in adjoining villages. |
| 2        | 20<br>Yellow.                                                                     | Remaining lands to the south and west of zone No. 1. | 30, 31, 32, 41, 307 to 314, 316 to 341, 344, 345, 347, 350 to 362, 364 to 370, 374, 389, 392.                                  |                                           |                                                                   |                                              |                                                                                                 |

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9. BAGFARDOS.

Existing standard rate, Rs. 100 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 2,500 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concessions Rules, Rs. 500 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                       | Survey Nos. comprised in the zone.            | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.                                                                                                            |
|----------|-----------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| 1        | 2                                                                                 | 3                                               | 4                                             | 5                                         | 6                                                                  | 7                                            | 8                                                                                                                           |
| 1        | 40<br>Orange.                                                                     | Lands near entrance to village from north-west. | 337, 338, 349 to 357                          | Rs.<br>1,200                              | Rs.<br>500                                                         | Rs.<br>1,700                                 | No data of transactions for N. A. use.                                                                                      |
| 2        | 20<br>Yellow.                                                                     | Lands to the east up to tank                    | 117, 332 to 336, 339 to 343, 346 to 348, 358. | 500                                       | 500                                                                | 1,000                                        | Proximity to Mithipur, Rajpur-Hirpur and Rakhiyal. Land values of adjoining areas consulted and standard rates graded down. |

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Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                 | Survey numbers comprised in the zone. | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.            |
|----------|-----------------------------------------------------------------------------------|---------------------------|---------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|-----------------------------|
| 1        | 2                                                                                 | 3                         | 4                                     | 5                                         | 6                                                                  | 7                                            | 8                           |
| 1        | 20<br>Yellow.                                                                     | Lands adjoining main road | 505 to 530                            | Rs. ....                                  | Rs. ....                                                           | Rs. ....                                     | No data for N. A. purposes. |

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## 11. GHODASAR.

Existing standard rate, Rs. 160 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 4,000 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 800 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                   | Survey numbers comprised in the zone.            | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.                            |
|----------|-----------------------------------------------------------------------------------|-----------------------------|--------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|---------------------------------------------|
| 1        | 2                                                                                 | 3                           | 4                                                | 5                                         | 6                                                                  | 7                                            | 8                                           |
| 1        | 20<br>Yellow.                                                                     | Lands adjoining Bhatta road | 45 to 50, 66 to 76, 78, 79, 79-A, 80 to 84, 33A. | Rs. ....                                  | Rs. ....                                                           | Rs. ....                                     | No N. A. activity. But future potentiality. |

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# 12. IIANSOL.

Existing standard rates, Rs. 100 and 80 per acre per annum respectively.

Capitalized values of standard rates at 6 per cent. + 50 per cent., Rs. 2,500 and 2,000 per acre respectively.

Capitalized values of standard rate at 6 per cent. + 50 per cent., as modified by Sabette Concession Rules, Rs. 500 per acre and 400 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality. | Survey numbers comprised in the zone. | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks. |
|----------|-----------------------------------------------------------------------------------|-----------|---------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|------------------|
| 1        | 2                                                                                 | 3         | 4                                     | 5                                         | 6                                                                  | 7                                            | 8                |

Existing Standard Rates .. Rs. 100 and 80 per acre, etc.  
Proposed Standard Rates .. Nil.

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# 13. NARODA.

Existing Standard rate—Nil.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality. | Survey numbers comprised in the zone. | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks. |
|----------|-----------------------------------------------------------------------------------|-----------|---------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|------------------|
| 1        | 2                                                                                 | 3         | 4                                     | 5                                         | 6                                                                  | 7                                            | 8                |

Existing Standard Rate .. Nil.  
Proposed Standard Rate .. Nil.

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# SUBURBS TO THE WEST OF THE SABARMATI RIVER.

## 14. CHHADAWAD.

Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Saksette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 6 per cent. of half the F. M. V. | Locality.                                                                                               | Survey numbers comprised in the zone.                                         | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.                                         |
|----------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| 1        | 2                                                                                 | 3                                                                                                       | 4                                                                             | 5                                         | 6                                                                  | 7                                            | 8                                                        |
| 1        | 360<br>Maure base<br>Orange verge.                                                | Lands fronting main road near Ellis Bridge mainly to the North.                                         | 10-A, 10-B, 11-A, 11-B, 12, 27, 123, 125 to 130, 132.                         | Rs.<br>14,520                             | Rs.<br>350                                                         | Rs.<br>14,870                                | Sale Nos. 7, 10, 11, and existing land values.           |
| 2        | 300<br>Maure.                                                                     | Lands fronting main road near Ellis Bridge mainly to the South.                                         | 4 to 9, 19, 143                                                               | 12,000                                    | 350                                                                | 12,350                                       | Sale Nos. 4, 5, 6.                                       |
| 3        | 200<br>Light green.                                                               | (A) Behind zone Nos. 1 and 2<br>(B) Along Railway lines to the north of Gaothan.<br>(C) On Sarkhej road | (A) 14, 22, 23, 52, 53<br>(B) 25, 26, 28, 29, 30, 118 to 122, 133.<br>(C) 35. | 8,000                                     | 350                                                                | 8,350                                        | Sale Nos. 3, 36.                                         |
| 4        | 160<br>Deep blue.                                                                 | Around Gaothan and Rasala land.                                                                         | 1, 31, 134-A, 136                                                             | 6,050<br>Re. 1-4-0 per<br>Sq. yd.         | 350                                                                | 6,400                                        | S. Nos. 35, 36.                                          |
| 5        | 120<br>Light blue.                                                                | Lands out of those purchased for Co-operative Housing Societies.                                        | 2, 24, 36, 39, 40, 41, 90 to 100, 103, 105, 106, 112 to 116.                  | 4,500                                     | 350                                                                | 4,850                                        | S. No. 2 is a shallow pit.<br>Sale Nos. 2, 19, 21 to 32. |
| 6        | 80<br>Red.                                                                        | Lands near Amba tank and those fronting river.                                                          | 16, 17, 20, 21, 109, 110                                                      | 3,000                                     | 350                                                                | 3,350                                        | S. No. 20 has many deep pits.                            |
| 7        | 60<br>Light brown.                                                                | Lands to the west of zone.No. 5                                                                         | 85 to 89, 107                                                                 | 2,150                                     | 350                                                                | 2,400                                        | S. Nos. 20 to 23, 29.                                    |

|                              |                                                                                                                                |                                                                                                                   |              |            |              |                            |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------|------------|--------------|----------------------------|
| <p><b>40</b><br/>Orange.</p> | <p>(A) Lands further west ..</p>                                                                                               | <p>(A) 45, 47 to 51, 55, 57, 58, 60, 67 to 73, 75, 77 to 83.</p>                                                  | <p>1,250</p> | <p>350</p> | <p>1,600</p> | <p>Surrounding values.</p> |
| <p><b>20</b><br/>Yellow.</p> | <p>(No further data of transactions for Standard rates have been graded position, frontage, surrounding Remaining lands ..</p> | <p>N. A. use for the remaining area. down in this area with due regard to values, etc.) 54, 56, 59, 61 to 66.</p> | <p>.</p>     | <p>.</p>   | <p>.</p>     | <p>.</p>                   |

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# 15. CHANGISPUR.

Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent., of half the F. M. V. | Locality. | Survey Numbers comprised in the zone.                                                                                                                                                                                                                                                                  | Normal minimum value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.                          |
|----------|------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------|----------------------------------------------|-------------------------------------------|
| 1        | 2                                                                                  | 3         | 4                                                                                                                                                                                                                                                                                                      | 5                                  | 6                                                                  | 7                                            | 8                                         |
| 1        | 300<br>Mauve.                                                                      | ..        | ..                                                                                                                                                                                                                                                                                                     | Rs.<br>12,000                      | Rs.<br>350                                                         | Rs.<br>12,350                                | Sale Nos. 17, 18.                         |
| 2        | 160<br>Deep blue.                                                                  | ..        | 145 to 154, 156, 157, 169 to 171 ..                                                                                                                                                                                                                                                                    | 6,050                              | 350                                                                | 6,400                                        | Sale Nos. 27 to 29.                       |
| 3        | 120<br>Light blue.                                                                 | ..        | 143, 144, 155, 158, 163, 163-A, 172, 173.                                                                                                                                                                                                                                                              | 4,500                              | 350                                                                | 4,850                                        | Sale Nos. 22, 23, 24, 27, 28.             |
| 4        | 100<br>Sepia.                                                                      | ..        | 142-P 159 to 162 ..                                                                                                                                                                                                                                                                                    | 3,750                              | 350                                                                | 4,100                                        | Values of adjoining lands.                |
| 5        | 80<br>Red.                                                                         | ..        | 103, 104, 105, 137-A, 164 ..                                                                                                                                                                                                                                                                           | 3,000                              | 350                                                                | 3,350                                        | Sale Nos. 1 to 5, 7, 10, 11, 13, 14.      |
| 6        | 60<br>Light brown.                                                                 | ..        | Lands in and around Maharashtra 4, 5, 119, 120, 123 to 136, 138 to 141, Co-operative Housing Society. 142-P. (No further data of transactions for N. A. use for the remaining area. Standard rates have been graded down in this area with due regard to position, frontage, surrounding values, etc.) | 2,050                              | 350                                                                | 2,400                                        |                                           |
| 7        | 40<br>Orange.                                                                      | ..        | To the west of zone No. 5 .. 1, 2, 3, 6, 8, 9, 10, 86 to 89, 99 to 102, 107, 114 to 118, 121, 122.                                                                                                                                                                                                     | 1,250                              | 350                                                                | 1,600                                        |                                           |
| 8        | 20<br>Yellow.                                                                      | ..        | Further west .. 7, 11 to 14, 26, 28, to 30, 74, 76 to 85, 90 to 98, 108 to 113.                                                                                                                                                                                                                        | ....                               | ....                                                               | ....                                         | Except Inami Nos. included in the series. |
|          |                                                                                    | ..        | Remaining lands .. 15, 18 to 25, 27, 31 to 44, 46 to 73, 165.                                                                                                                                                                                                                                          |                                    |                                                                    |                                              |                                           |

G. B. SOPARKAR,  
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# 16. SHEKHPUR-KHANPUR.

Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                                                                                                                                                                                                                  | Survey numbers comprised in the zone.                                                                                               | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.                        |
|----------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|-----------------------------------------|
| 1        | 2                                                                                 | 3                                                                                                                                                                                                                                          | 4                                                                                                                                   | 5                                         | 6                                                                  | 7                                            | 8                                       |
| 1        | 240<br>Deep green.                                                                | .. Lands fronting jail road                                                                                                                                                                                                                | 279/2, 281, 282, 285, 286, 289 to 297..                                                                                             | Rs. 9,300                                 | Rs. 350                                                            | Rs. 9,650                                    | Sale Nos. 6, 7, 9, 10, 11.              |
| 2        | 200<br>Light green.                                                               | .. Land in rear of zone No. 1 and fronting jail road further north.                                                                                                                                                                        | 246, 251, 254 to 257, 259/1, 279/B, 279/1, 287, 288, 298, 299, 302, 303, 304.                                                       | 7,650                                     | 350                                                                | 8,000                                        | Sale Nos. 3, 12, 13, 15.                |
| 3        | 160<br>Deep blue.                                                                 | .. Lands behind zone No. 2 and fronting jail road further north.                                                                                                                                                                           | 226, 227, 239 (1), (3), 241 to 245, 247, 250, 252, 253, 258, 259/2, 260 to 263, 272 to 275, 277, 278, 280, 283, 284, 301, 305, 332. | 6,050                                     | 350                                                                | 6,400                                        | Sale No. 4 and surrounding land values. |
| 4        | 120<br>Light blue.                                                                | .. Lands behind zone No. 3 and fronting Jail road further north.                                                                                                                                                                           | 264 to 266                                                                                                                          | 4,500                                     | 350                                                                | 4,850                                        |                                         |
| 5        | 100<br>Sepia.                                                                     | .. Lands fronting river                                                                                                                                                                                                                    | 268 to 271                                                                                                                          | 3,750                                     | 350                                                                | 4,100                                        | Frontage values.                        |
| 6        | 80<br>Red.                                                                        | .. Lands to west of zone No. 3                                                                                                                                                                                                             | 1, 215 to 217, 225, 228 to 230, 239/2, 240, 248, 249, 267, 328, 329.                                                                | 2,850                                     | 350                                                                | 3,200                                        | Surrounding values and sale No. 1.      |
| 7        | 60<br>Light brown.                                                                | .. Lands to west of zone No. 4                                                                                                                                                                                                             | 218 to 224, 318, 319                                                                                                                | 2,050                                     | 350                                                                | 2,400                                        |                                         |
| 8        | 40<br>Orange.                                                                     | .. Lands to west of Railway lines                                                                                                                                                                                                          | 2 to 4, 14 to 16, 205, 206, 213, 214, 231 to 238, 300, 306 to 317, 325, 327, 331, 333, 334, 335.                                    | 1,250                                     | 350                                                                | 1,600                                        | Sale Nos. 16 to 18.                     |
| 9        | 20<br>Yellow.                                                                     | .. (No further data of transactions for N. A. use for the remaining area. Standard rates have been graded down in this area with due regard to position, frontage, surrounding values, etc.) Remaining lands up to the limit shown on map. | 6 to 13, 17, 19 to 23, 25 to 28, 139 to 168, 198 to 203, 207 to 210, 212.                                                           | .                                         | .                                                                  | .                                            |                                         |

G. B. SOPARKAR,

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## 17. KOCHHRAB.

Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate<br>Rs. per acre per annum<br>at 5 per cent. of half<br>the F. M. V. | Locality.                                                         | Survey numbers comprised<br>in the zone.                                                                                             | Normal minimum<br>market<br>value Rs. per<br>acre. | Capitalized<br>value of exist-<br>ing or expected<br>assessment<br>Rs. per acre. | Normal minimum<br>free-hold value<br>Rs. per acre. | Special remarks.         |
|----------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------|--------------------------|
| 1        | 2                                                                                          | 3                                                                 | 4                                                                                                                                    | 5                                                  | 6                                                                                | 7                                                  | 8                        |
| 1        | 200<br>Light green.                                                                        | Fronting Sarkhej road                                             | 18, 20, 23 to 26, 28 to 34, 37/1, 38<br>to 45, 207, 208.                                                                             | Rs.<br>7,650                                       | Rs.<br>350                                                                       | Rs.<br>8,000                                       | Sale No. 1.              |
| 2        | 160<br>Deep blue.                                                                          | Behind zone No. 1                                                 | 21, 22, 27, 36, 37/2                                                                                                                 | 6,050                                              | 350                                                                              | 6,400                                              | Sale Nos. 2, 3, 4, 5, 6. |
| 3        | 120<br>Light blue.                                                                         | Lands occupied by Shantiniketan<br>Co-operative Housing Society.  | 47 to 50, 190, 191                                                                                                                   | 4,500                                              | 350                                                                              | 4,850                                              | Sale Nos. 8, 10, 12, 13. |
| 4        | 100<br>Sepia.                                                                              | In and around Chinaiwala's<br>bungalow.                           | 53 to 58                                                                                                                             | 4,000                                              | 350                                                                              | 4,350                                              |                          |
| 5        | 80<br>Red.                                                                                 | To the west of zone No. 4                                         | 203 to 206                                                                                                                           | 3,000                                              | 350                                                                              | 3,350                                              | Sale Nos. 14 to 16.      |
| 6        | 60<br>Light brown.                                                                         | Further west                                                      | 59, 60, 121 to 124                                                                                                                   | 2,100                                              | 350                                                                              | 2,450                                              | Sale No. 9.              |
| 7        | 40<br>Orange.                                                                              | (A) North and west of zone No. 6.<br>(B) East of Kochrab Gaothan. | (A) 61 to 69, 119, 120, 125, 126, 128,<br>129, 132 to 134.<br>(B) 1 to 5, 7, 9, 13 to 17.                                            |                                                    |                                                                                  |                                                    |                          |
| 8        | 20<br>Yellow.                                                                              | (A) Remaining land up to bound-<br>ary shown on plan.<br>(B)      | (A) 10 to 12, 195 to 202, 209.<br>(B) 70 to 102, 113, 115, 116, 118, 130,<br>135 to 137, 140 to 142, 144, 146 to<br>148, 153 to 159. |                                                    |                                                                                  |                                                    |                          |

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Ahmedabad.

# 18. PALDI.

Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality. | Survey numbers comprised in the zone.                                                                                                                                                                                                             | Normal minimum value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.                                                             |
|----------|-----------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------|
| 1        | 2                                                                                 | 3         | 4                                                                                                                                                                                                                                                 | 5                                  | 6                                                                  | 7                                            | 8                                                                            |
| 1        | 120<br>Light blue.                                                                | ..        | Lands fronting Surkhej road                                                                                                                                                                                                                       | Rs.<br>4,500                       | Rs.<br>350                                                         | Rs.<br>4,850                                 | Sale Nos. 31, 32, 33.<br>S. No. 245 is a deep pit and belongs to Government. |
| 2        | 80<br>Red.                                                                        | ..        | Lands behind zone No. 1                                                                                                                                                                                                                           | 3,000                              | 350                                                                | 3,350                                        | Sale Nos. 11, 28, 29, 30.                                                    |
| 3        | 60<br>Light brown.                                                                | ..        | Lands fronting on Surkhej road further south and those to the south of zone No. 2.                                                                                                                                                                | 2,050                              | 350                                                                | 2,400                                        | Sale Nos. 4, 5, 6, 16 to 19, 36, 37.                                         |
| 4        | 40<br>Orange.                                                                     | ..        | Lands to the south of zone No. 3.                                                                                                                                                                                                                 | 1,250                              | 350                                                                | 1,600                                        | Sale Nos. 15, 22, 23, 24, 38.                                                |
| 5        | 20<br>Remaining lands up to the limit shown on plan.<br>Yellow.                   | ..        | (No further data of transaction for N. A. use for the remaining area. Standard rates have been graded down in this area with due regard to position, frontage, surrounding values, etc.)<br>Remote area to the east and west of the Surkhej road. | 450                                | 350                                                                | 800                                          | Except Inami Nos. included within the series.                                |

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## 19. USMANPUR.

Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate<br>Rs. per acre per annum<br>at 5 per cent. of half<br>the F. M. V. | Locality.                                    | Survey numbers comprised in<br>the zone.                | Normal mini-<br>mum market<br>value Rs. per<br>acre. | Capitalized<br>value of exist-<br>ing or expected<br>assessment<br>Rs. per acre. | Normal minimum<br>free-hold value<br>Rs. per acre. | Special remarks. |
|----------|--------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------|------------------|
| 1        | 2                                                                                          | 3                                            | 4                                                       | 5                                                    | 6                                                                                | 7                                                  | 8                |
| 1        | 100<br>Sepia.                                                                              | Lands fronting Jail road                     | 8, 100, 101 (3) (4) (5), 102 to 104, 108,<br>109, 110.  | Rs.<br>3,650                                         | Rs.<br>350                                                                       | Rs.<br>4,000                                       | Sale No. 12.     |
| 2        | 60<br>Light Brown.                                                                         | Lands in the rear of zone No. 1              | 1, 5, 14, 15, 98, 99                                    | 2,050                                                | 350                                                                              | 2,400                                              |                  |
| 3        | 40<br>Orange.                                                                              | Lands in the rear of zone No. 2              | 2, 3, 4, 12, 13, 16 to 29, 77, 83 to 97,<br>105 to 107. | 1,250                                                | 350                                                                              | 1,600                                              |                  |
| 4        | 20<br>Yellow.                                                                              | Remaining lands up to limit shown<br>on map. | 31 to 38, 53 to 63, 65 to 76, 78 to 82,<br>111 to 114.  |                                                      |                                                                                  |                                                    |                  |

G. B. SOPARKAR,  
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## 20. WADAJ.

Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                                                                                                                                                                                                         | Survey numbers comprised in the zone.                                                                                                                                                                                                                                                                            | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.             |
|----------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|------------------------------|
| 1        | 2                                                                                 | 3                                                                                                                                                                                                                                 | 4                                                                                                                                                                                                                                                                                                                | 5                                         | 6                                                                  | 7                                            | 8                            |
| 1        | 40<br>Orange.                                                                     | Lands fronting Main road                                                                                                                                                                                                          | 505, 506, 523-A, 524, 526, 544, 546 to 548, 557, 564, 568 to 570, 581 to 586, 599 to 607, 653.                                                                                                                                                                                                                   | Rs.<br>1,250                              | Rs.<br>350                                                         | Rs.<br>1,600                                 | Sale Nos. 7, 10, 11, 14, 15. |
| 2        | 20<br>Yellow.                                                                     | (No further data of transactions for N. A. use in this area. Standard rates have been graded down in this area with due regard to position, frontage, surrounding values, etc.)<br><br>Remaining lands up to limit shown on plan. | 1 to 20, 23 to 29, 312 to 321, 355, 356, 358, 360, 361, 362, 363, 377, 458 to 460, 467, 468 to 472, 475 to 479, 482 to 504, 507, 509 to 511, 513, 514, 518 to 523, 529, 532 to 534, 539, 550, 552, 563, 561, 565, 566, 572, 574, 576 to 580, 586 to 598, 608 to 611, 613 to 620, 624 to 627, 642, 644, 648, 652. |                                           |                                                                    |                                              |                              |

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## 21. ACHER.

Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent. as modified by Salsette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate Rs. per acre per annum at 5 per cent. of half the F. M. V. | Locality.                                                                                                                                                                       | Survey numbers comprised in the zone.                                                                                                                                                                            | Normal minimum market value Rs. per acre. | Capitalized value of existing or expected assessment Rs. per acre. | Normal minimum free-hold value Rs. per acre. | Special remarks.     |
|----------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------|----------------------------------------------|----------------------|
| 1        | 2                                                                                 | 3                                                                                                                                                                               | 4                                                                                                                                                                                                                | 5                                         | 6                                                                  | 7                                            | 8                    |
| 1        | 40<br>Orange.                                                                     | Lands fronting Jail road and the Sabarnati Railway Station.                                                                                                                     | 38 to 41, 58-A, 58-B, 70 to 78, 82, 84 to 86, 96, 98 to 101, 195 and 196, 218 to 223.                                                                                                                            | Rs.<br>1,250                              | Rs.<br>350                                                         | Rs.<br>1,600                                 | Sale Nos. 7, 10, 13. |
|          |                                                                                   | (No further data of transactions for N. A. use in this area. Standard rates have been graded down in this area with due regard to position, frontage, surrounding values, etc.) |                                                                                                                                                                                                                  |                                           |                                                                    |                                              |                      |
| 2        | 20<br>Yellow.                                                                     | Remaining lands                                                                                                                                                                 | 2, 3, 6 to 8, 10, 11, 13 to 30, 32 to 37, 42 to 49, 52 to 57, 59 to 69, 79, 80, 81, 87 to 90, 92, 93, 103 to 121, 123, 125, 126, 128, 131 to 155, 177, 183 to 185, 187, 189, 191 to 194, 198 to 202, 204 to 217. | 450                                       | 350                                                                | 800                                          |                      |

G. B. SOPARKAR,  
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22. RANIP.

Existing standard rate, Rs. 70 per acre per annum.

Capitalized value of standard rate at 6 per cent. + 50 per cent., Rs. 1,750 per acre.

Capitalized value of standard rate at 6 per cent. + 50 per cent., as modified by Sulsette Concession Rules, Rs. 350 per acre.

| Zone No. | Proposed standard rate<br>Rs. per acre per annum<br>at 5 per cent. of half<br>the F. M. V. | Locality.                    | Survey numbers comprised in<br>the zone. | Normal mini-<br>mum market<br>value Rs. per<br>acre. | Capitalized<br>value of exist-<br>ing or expected<br>assessment<br>Rs. per acre. | Normal minimum<br>free-hold value<br>Rs. per acre. | Special remarks.       |
|----------|--------------------------------------------------------------------------------------------|------------------------------|------------------------------------------|------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------|------------------------|
| i        | 2                                                                                          | 3                            | 4                                        | 5                                                    | 6                                                                                | 7                                                  | 8                      |
| 1        | 20<br>Yellow.                                                                              | To the east of Railway lines | 267, 268.                                |                                                      |                                                                                  |                                                    | Adjoining Acher lands. |

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## APPENDIX C.

*Statement of Villages (in alphabetical order) showing different kinds of rates of  
N. A. Assessment as applied to the various Survey Numbers in the Suburbs of  
Ahmedabad during 1924 to 1929.*

N.B.—The figures in bracket after Survey Numbers show the corresponding years of the grant of permission to turn the Survey Number to Non-Agricultural use.

| Rate of N. A. Assessment and Survey Numbers thereunder. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Remarks.                                                                                                                                                            |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACHER.                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |
| Full Standard Rate :—*                                  | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | *Rs. 70 per acre per annum.                                                                                                                                         |
| Salsette Concession Rate :—@                            | 72 (1925), 75 (1925), 76B (1925), 82 (1925), 98 (1928), 101B (1926).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | @ By this rate is meant half standard rate for built up area and 5 per cent. of the standard rate for area left open when total area is more than 300 square yards. |
| ASARWA.                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |
| Full Standard Rate :—*                                  | 121/A/1 (1929), 421, 693 to 696 (1928), 425/3, 435/1, 436 (1929), 426 to 428 (1928), 437B (1925), 443 (1924), 481B (1928), 598B (1929), 607B (1924).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | *Rs. 100 or 80 per acre per annum.                                                                                                                                  |
| Salsette Concession Rate :—                             | 24B (1925), 30/A/1 (1929), 121 (1924), 424B (1925), 458B (1924), 478A (1929), 524 (1924), 535, 536B (1927), 562 (1924), 659 (1929).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                     |
| Agricultural Assessment Rate :—*                        | 30 (1925), 122 (1924), 209 (1929), 225 (1925), 230 (1924), 236 (1924), 246 (1924), 248 (1928), 249 (1929), 252 (1929), 281 (1929), 300 (1924), 301 (1924), 305 (1924), 306 (1927), 315 (1929), 316 (1928), 317 (1929), 318 (1927), 319 (1927), 320 (1928), 321 (1925), 322 (1928), 325 (1928), 329 (1924), 330 (1924), 332 (1924), 335 (1924), 336 (1928), 337 (1924), 338 (1924), 342 (1924), 343 (1929), 354 (1929), 356 (1925), 361 (1925), 363 (1924), 369 (1925), 374 (1924), 383 (1924), 384 (1929), 386 (1924), 387 (1924), 389 (1924), 390 (1925), 403 (1924), 404 (1929), 405 (1929), 406 (1925), 428 (1928), 433 (1927), 458 (1926), 527 (1924), 539 (1929), 540 (1924), 541 (1929), 542 (1927), 544 (1925), 563 (1924), 694 (1928), 695 (1928), 696 (1928), 700 (1928), 702 (1924), 703 (1924). | *Fbr Brick-making, etc.                                                                                                                                             |
| BAGFARDOS.                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |
| Full Standard Rate :—*                                  | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | *Rs. 100 per acre per annum.                                                                                                                                        |
| Salsette Rate :—                                        | Nil.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                     |
| Agricultural Assessment Rate :—@                        | 5 (1926), 219 (1925), 342/1 (1924), 342/2 (1926), 343 (1927).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | @ For Brick-making, etc.                                                                                                                                            |
| BEHRAMPUR.                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |
| Full Standard Rate :—*                                  | 36B (1926), 48 (1928), 274/1 (1924)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | *Rs. 100 per acre per annum.                                                                                                                                        |
| Salsette Concession Rate :—                             | 14 (1928), 22A (1929), 86/3 (1925), 102 (1929), 239 (1925), 273B (1926), 274/2 (1926).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                     |
| Agricultural Assessment Rate :—@                        | 159/1 (1924), 164 (1928), 196 (1924)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | @ Used for Brick-making, etc.                                                                                                                                       |
| CHANGISPUR.                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |
| Full Standard Rate :—*                                  | 146/2 (1928), 149, 150A (1928)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | *Rs. 70 per acre per annum.                                                                                                                                         |
| Salsette Concession Rate :—                             | 145 (1928)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                     |
| Agricultural Assessment Rate :—@                        | 128 (1929)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | @ For Brick-making, etc.                                                                                                                                            |
| CHHADAWAD.                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |
| Full Standard Rate :—*                                  | 138 (1929)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | *Rs. 70 per acre per annum.                                                                                                                                         |
| Salsette Concession Rate :—                             | 3/A/1 (1929), 3/A/2 (1929), 9 (1928), 23 (1925), 35/A/2 (1929), 52 (1926), 103B (1929), 114 (1929), 129 (1928), 136 (1928).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                     |

| Rate of N. A. Assessment and Survey Numbers thereunder. |                                                                                                                                                                                                 | Remarks.                                  |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>DARIAPUR-KAZIPUR.</b>                                |                                                                                                                                                                                                 |                                           |
| Full Standard Rate :—*                                  | 64E (1925), 118/B (1928), 247/A & B (1926), 324/A (1927), 360/2 (1928), 406/C (1925), 440B (1924).                                                                                              | *Rs. 120 and 80 per acre per annum.       |
| Salsette Concession Rate :—                             | 69 (1925), 85/A (1925), 121C (1925), 134/B (1925), 313B (1924), 368/B (1924), 379/A (1928), 384b (1924), 403/B (1929).                                                                          |                                           |
| Agricultural Assessment Rate :—@                        | 384 (1928)                                                                                                                                                                                      | @For lime-kiln.                           |
| <b>GHODASAR.</b>                                        |                                                                                                                                                                                                 |                                           |
| Full Standard Rate :—*                                  | Nil                                                                                                                                                                                             | *Rs. 160 per acre per annum.              |
| Salsette Concession Rate :—                             | Nil.                                                                                                                                                                                            |                                           |
| Agricultural Assessment Rate :—@                        | 338/1 (1929)                                                                                                                                                                                    | @For Brick-making, etc.                   |
| <b>HANSOL.</b>                                          |                                                                                                                                                                                                 |                                           |
| Full Standard Rate :—*                                  | Nil                                                                                                                                                                                             | *Rs. 100 and 80 per acre per annum.       |
| Salsette Concession Rate :—                             | Nil.                                                                                                                                                                                            |                                           |
| Agricultural Assessment Rate :—@                        | 232 (1927), 250 (1924), 307 (1924)                                                                                                                                                              | @For Brick-making, etc.                   |
| <b>KHOKHRA-MEHMDABAD.</b>                               |                                                                                                                                                                                                 |                                           |
| Full Standard Rate :—*                                  | Nil                                                                                                                                                                                             | *Rs. 160 and 100 per acre per annum.      |
| Salsette Concession Rate :—                             | *17/2 (1929), 20/2 (1929), 20/6 (1929), 20/7 (1929), 66 (1929).                                                                                                                                 |                                           |
| Agricultural Assessment Rate :—@                        | 20P (1929), 66P (1929)                                                                                                                                                                          | @For Brick-making, etc.,                  |
| <b>KOCHRAH.</b>                                         |                                                                                                                                                                                                 |                                           |
| Full Standard Rate :—*                                  | Nil                                                                                                                                                                                             | *Rs. 70 per acre per annum.               |
| Salsette Concession Rate :—                             | 23, 24/1 (1928), 42/2 (1928).                                                                                                                                                                   |                                           |
| Agricultural Assessment Rate :—@                        | 90 (1928), 115 (1928), 124/1/2 (1928)                                                                                                                                                           | @For Brick-making, etc.                   |
| <b>ODHAV.</b>                                           |                                                                                                                                                                                                 |                                           |
| Full Standard Rate :—*                                  | Nil                                                                                                                                                                                             | *Rs. 70 per acre per annum.               |
| Salsette Concession Rate :—                             | Nil.                                                                                                                                                                                            |                                           |
| <b>PALDI.</b>                                           |                                                                                                                                                                                                 |                                           |
| Full Standard Rate :—*                                  | Nil                                                                                                                                                                                             | *Rs. 70 per acre per annum.               |
| Salsette Concession Rate :—                             | 108/B (1929), 108/A/1, 112/A/1, 121/A, 122/A, 122/4 (1929), 112/A/1, 112/3/2, 115, 116, 120/1/1, 121/1, 122/1 (1929), 113/A (1929), 124 (1927), 125B (1928), 192 (in 1929, rate not available). |                                           |
| Agricultural Assessment Rate :—@                        | 48 (1929), 75 (1928), 118/1 (1926), 119 (1926), 135 (1929), 136 (1929), 156 (1928), 252 (1929).                                                                                                 | @For Brick-making, etc.                   |
| <b>RAKHIAL.</b>                                         |                                                                                                                                                                                                 |                                           |
| Full Standard Rate :—*                                  | 5B (1928), 53A (1929), 246 to 253 (1927), 466/1 (1929), 486/1 (1928), 488A (1929).                                                                                                              | *Rs. 100 per acre per annum.              |
| Salsette Concession Rate :—                             | 53B, 54A (1929), 69/2 (1929), 309 (1929), 481 (1928), 488B (rate not available).                                                                                                                |                                           |
| <b>RAJPUR-HIRPUR.</b>                                   |                                                                                                                                                                                                 |                                           |
| Full Standard Rate :—*                                  | 326 (1925), 428/2-3 (1926), 111/2 (1929)                                                                                                                                                        | *Rs. 200, 160 and 100 per acre per annum. |
| Salsette Concession Rate :—                             | 118 (1928), 128A (1928), 130 (1929), 155 (1929), 156 (1925), 249, 250 (1929), 387 (1925), 399 (1928), 400 (1926), 428/1 (1925), 540/1 (1928), 425 and 542, 543, 546/1-2, 547.                   | Dates and rates not available.            |
| Agricultural Assessment Rate :—@                        | 128 (1927), 155P (1927), 156P (1928), 474 (1928)                                                                                                                                                | @For Brick-making, etc.                   |

| Rate of N. A. Assessment and Survey Numbers thereunder. |                                                                                                                               | Remarks.                     |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| RANIP.                                                  |                                                                                                                               |                              |
| Full Standard Rate :—* ..                               | Nil                                                                                                                           | *Rs. 70 per acre per annum.  |
| Salsette Concession Rate :—                             | Nil.                                                                                                                          |                              |
| SHEHER-KOTDA.                                           |                                                                                                                               |                              |
| Full Standard Rate :—* ..                               | 66 (1929), 72, 88, 89, 90/1, 90/2, 91, 91A, 92A, 92/2, 92/3, 93 (1925), 179/C (1928).                                         | *Rs. 200 per acre per annum. |
| Salsette Concession Rate :—                             | 51 (1924), 111A (1924), 112 (1925), 115C (1924), 117A (1925), 117C (1926), 117E (1925), 177B (1928), 249 (1928).              |                              |
| SHEKHPUR-KHANPUR.                                       |                                                                                                                               |                              |
| Full Standard Rate :—* ..                               | Nil                                                                                                                           | *Rs. 70 per acre per annum.  |
| Salsette Concession Rate ..                             | 218, 219, 220 (1929), 222, 223, 224 (1929), 256/3 (1926), 279C (1926), 286B, 287C (1929), 288, 289, 291 (1925), 298/1 (1928). |                              |
| Agricultural Assessment Rate :—@                        | 298/1 (1929)                                                                                                                  | @ For Brick-making, etc.     |
| SUNDHAL-KHAMODRAL.                                      |                                                                                                                               |                              |
| Full Standard Rate :—* ..                               | Nil                                                                                                                           | *Rs. 100 per acre per annum. |
| Salsette Concession Rate ..                             | Nil.                                                                                                                          |                              |
| Agricultural Assessment Rate :—@                        | 230 (1929), 281 (1929), 283 (1927)                                                                                            | @ For Brick-making, etc.     |
| USMANPUR.                                               |                                                                                                                               |                              |
| Full Standard Rate :—* ..                               | Nil                                                                                                                           | *Rs. 70 per acre per annum.  |
| Salsette Concession Rate ..                             | Nil.                                                                                                                          |                              |
| WADAJ.                                                  |                                                                                                                               |                              |
| Full Standard Rate :— ..                                | Nil.                                                                                                                          |                              |
| Salsette Concession Rate ..                             | 523B (1927), 524 (1927), 525 (1927), 527B (1927).                                                                             |                              |
| Agricultural Assessment Rate :—@                        | 424/3 (1929), 461/1 (1929), 484 (1929), 489/1 (1929), 489/2 (1929), 490 (1929).                                               | @ For Brick-making, etc.     |

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## APPENDIX D.

*Comparative Statement of the Standard Rates now existing and those proposed in 1924 and 1930.*

| Serial No. | Name of Village.                         | Existing Standard Rates. | Standard Rate formerly proposed in 1924. |          | Standard Rate now proposed in 1930. |          | Remarks showing percentage of reduction in the highest rates in Cols. 4 & 6. |
|------------|------------------------------------------|--------------------------|------------------------------------------|----------|-------------------------------------|----------|------------------------------------------------------------------------------|
|            |                                          |                          | Maximum.                                 | Minimum. | Maximum.                            | Minimum. |                                                                              |
| 1          | 2                                        | 3                        | 4                                        | 5        | 6                                   | 7        | 8                                                                            |
|            | <i>Suburbs to the East of Sabarmati.</i> | Rs.                      | Rs.                                      | Rs.      | Rs.                                 | Rs.      |                                                                              |
| 1          | Sheherkotda .. ..                        | 200                      | 1,800                                    | 180      | 1,000                               | 100      | 45                                                                           |
| 2          | Dariapur-Kazipur .. ..                   | 120 }<br>80 }            | 1,200                                    | 50       | 600                                 | 20       | 50                                                                           |
| 3          | Rajpur-Hirpur .. ..                      | 200 }<br>160 }<br>100 }  | 600                                      | 20       | 360                                 | 20       | 40                                                                           |
| 4          | Asarwa .. ..                             | 100 }<br>80 }            | 720                                      | 20       | 360                                 | 20       | 50                                                                           |
| 5          | Rakhial .. ..                            | 100                      | 180                                      | 20       | 120                                 | 20       | 33                                                                           |
| 6          | Behrampur .. ..                          | 100                      | 150                                      | 20       | 120                                 | 20       | 20                                                                           |
| 7          | Khokhra-Mehmdabad .. ..                  | 160 }<br>100 }           | 90                                       | 20       | 80                                  | 20       | 11                                                                           |
| 8          | Sundhal-Khamodral .. ..                  | 100                      | 50                                       | 20       | 40                                  | 20       | 20                                                                           |
| 9          | Bag Fardos .. ..                         | 100                      | 50                                       | 20       | 40                                  | 20       | 20                                                                           |
| 10         | Odhav .. ..                              | 70                       | 20                                       | ..       | 20                                  | ..       | ..                                                                           |
| 11         | Ghodasar .. ..                           | 160                      | 20                                       | ..       | 20                                  | ..       | ..                                                                           |
| 12         | Hansol .. ..                             | 100 }<br>80 }            | 20                                       | ..       | ..                                  | ..       | } Potentially declined.                                                      |
| 13         | Naroda .. ..                             | Nil                      | 20                                       | ..       | Nil                                 | ..       |                                                                              |
|            | <i>Suburbs to the West of Sabarmati.</i> |                          |                                          |          |                                     |          |                                                                              |
| 14         | Chhadawad .. ..                          | 70                       | 600                                      | 35       | 360                                 | 20       | 40                                                                           |
| 15         | Changispur .. ..                         | 70                       | 450                                      | 20       | 300                                 | 20       | 33                                                                           |
| 16         | Shekhpur-Khanpur .. ..                   | 70                       | 360                                      | 20       | 240                                 | 20       | 33                                                                           |
| 17         | Kochrab .. ..                            | 70                       | 240                                      | 20       | 200                                 | 20       | 17                                                                           |
| 18         | Paldi .. ..                              | 70                       | 180                                      | 20       | 120                                 | 20       | 33                                                                           |
| 19         | Usmanpur .. ..                           | 70                       | 150                                      | 20       | 100                                 | 20       | 33                                                                           |
| 20         | Wadaj .. ..                              | 70                       | 150                                      | 20       | 40                                  | 20       | ..                                                                           |
| 21         | Acher .. ..                              | 70                       | 70                                       | 20       | 40                                  | 20       | ..                                                                           |
| 22         | Ranip .. ..                              | 70                       | 20                                       | ..       | 20                                  | ..       | ..                                                                           |

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